



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 11, 2016
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Metro Auto Detail - 4/13/16
- B. Egg Harbor Restaurant - 4/13/16

IV. PUBLIC HEARINGS

- A. Lexington Homes Subdivision - 900 W. Campbell St. - PC#16-004
Preliminary Plat of Subdivision

V. OTHER BUSINESS

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Metro Auto Detail - 4/13/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 4/13/16 - DRAFT

Type

Minutes

DRAFT

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: METRO AUTO DETAIL - 500 EAST NORTHWEST HIGHWAY - PC# 16-005
SPECIAL USE FOR A CAR WASH

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 13th day of April, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Village Planner

DRAFT

CHAIRMAN LORENZINI: All right, I'd like to call to order this meeting of the Plan Commission. Would you all please rise and say the Pledge of Allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Okay, roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Thank you. Okay, the next item on the agenda is the approval of meeting minutes from Northwest Gastroenterologists from March 23rd, 2016. Any comments or approvals?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. All right, we have two public hearings tonight. The first one is Metro Auto Detail, PC# 16-005. Sam, have all the proper notices been given?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Okay, is the Petitioner here?

MR. VILLARES: Yes, sir.

CHAIRMAN LORENZINI: Yes, would you come forward?

MR. VILLARES: Sure.

CHAIRMAN LORENZINI: Would you raise your right hand and I'll swear you in?

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Could you please state your name,

DRAFT

spell it and give your address?

MR. VILLARES: My name is Andres Villares, A-n-d-r-e-s V-i-l-l-a-r-e-s. My address is 1046 Rose Avenue, Des Plaines, Illinois.

CHAIRMAN LORENZINI: Thank you. Would you like to give us a brief presentation of what your project is about?

MR. VILLARES: Sure. Well, I already said my name. Me and my wife want to start a small business doing detailing. I've been doing this for seven years already, working mostly for somebody else. Then we decided a couple of years ago to start doing our own. We've been doing this for dealers mostly all the time. We're planning to do a business with Arlington Heights, so we're trying to get more people on our business.

So, we're looking for something, you know, like better not only for myself, for my wife and my baby, I've got a baby. So, we, or myself, I have I would say a large experience on detailing. So, we're looking forward, you know, to get the permission from you guys and work with the people of Arlington Heights. That's what we're looking for.

CHAIRMAN LORENZINI: Okay, thank you. You can have a seat.

MR. VILLARES: Thank you.

CHAIRMAN LORENZINI: The Staff report presentation please.

MR. HUBBARD: So, as the Commission has heard, the Petitioner would like to establish a carwash and detailing use within a small portion of the existing auto repair shop located at 500 East Northwest Highway.

The property is currently owned by the Park District and leased by the repair shop. The long-term plans are to incorporate the site into the abutting recreation park. It's located within a B-3 Zoning District, and carwashes, which within the definition of carwash includes detailing, is a special use within the B-3 Zoning District, and thus the request for a special use permit for the proposed use.

There would be no proposed exterior changes to the building. In fact, the interior is also well suited for this use. The car washes and detailing would all be done by hand, so there wouldn't be any machines. It would only have space for approximately two cars, so Staff is not anticipating any stacking problems or circulation problems. Cars can pull in on the east side parking lot through an overhead door, get the car washed or detailed, and then pull out through another overhead door on the west side to access the west parking lot and then leave onto Northwest Highway.

Staff has verified that all parking requirements are met. 26 parking spaces are required by code and 26 spaces are provided on the site. The Applicant is aware that any re-striping to the parking lot will require a permit.

Although the site does not conform to all landscape regulations, Staff is comfortable allowing the occupancy without requiring the update to conform to all regulations due to the small scope of the use and for the long-term plan to turn the property into park land in the future. We just didn't think it would be practical to require it, you know, for only a year or two or three or more, while the long-term plan would be to turn it into a park.

So, Staff is supportive of the use. The Applicant has demonstrated that they comply with the justification for special use approval. We've only included one condition of approval which would be that the Applicant would have to comply with all local, State and Federal regulations which is just kind of a boilerplate condition. So, we're supportive and excited to see this move forward.

DRAFT

CHAIRMAN LORENZINI: Thank you. Motion to include the Staff report in the public record?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: All right, thank you. Okay, let's go to the questions from the Commissioners. Lynn, would you like to start the questions?

COMMISSIONER JENSEN: Yes. Just at this point, the only question I'd have is, so I understand there are two people then who would be operating out of this one area. There is an auto repair and they're, what are they be subleasing the part of their property to the Petitioner?

MR. HUBBARD: I believe there is a subleasing arrangement, so yes.

CHAIRMAN LORENZINI: Would you want the Petitioner to come back forward please?

MR. VILLARES: Sure.

CHAIRMAN LORENZINI: Can you answer the question?

MR. VILLARES: Yes. I'm sorry, can you repeat the question?

COMMISSIONER JENSEN: The question is are you subleasing from the auto repair shop the area that you need to do your detailing and carwash? What is the relationship between you and the auto repair shop?

MR. VILLARES: Oh, there is no relationship, just we're friends, I mean we met like a year ago. He knows I do detailing already. He told me he gets a lot of space for him, it's only himself working there. Obviously the building is big, so he needs somebody else to help him with the rent and all that stuff. So, it's really for this kind of business, we don't need, like Sam said, special machines, just working by hands, you know.

COMMISSIONER JENSEN: So, there's really no financial relationship but he's basically letting you use that space.

MR. VILLARES: Uh-huh.

COMMISSIONER JENSEN: I assume some of his customers might want to use the kind of carwash, detailing and so forth and he would refer them to you in essence?

MR. VILLARES: Yes.

COMMISSIONER JENSEN: Obviously, where would you get your other customers from?

MR. VILLARES: Like I say I work for dealers, so most of the dealers they know already I'm trying to do my own business. So, they're going to support me with their cars. So, by now I have a lot of work only by the dealers. I'm going to probably need more help, probably find somebody else to help me to do the job. So, obviously if everything goes well and we have more customers, we're going to need a couple more persons.

COMMISSIONER JENSEN: So, the largest number of employees you would end up with if the business were running the way you would like it to run?

MR. VILLARES: Probably one more or two more maybe. Because my wife

DRAFT

is going to work with me, you know, answering the calls, you know, receiving the payments and all that.

COMMISSIONER JENSEN: You do understand that the Park District owns this and basically that whole agreement could be terminated in a fairly short period of time, and both the auto repair shop and your own activity or business might have to find another location?

MR. VILLARES: Yes, I already know that. So, we hope this is not something like in a month.

COMMISSIONER JENSEN: Sure. I don't have any more questions.

CHAIRMAN LORENZINI: Okay, Terry?

COMMISSIONER ENNES: Well, good luck with this. It sounds like you have a good project and I hope you can get your business off the ground with it.

MR. VILLARES: Thanks.

COMMISSIONER ENNES: Sam, I have a question in regard to if you're aware of this. So, I see that they have to replace the water meter? Do you have any idea what may have triggered that?

MR. HUBBARD: Yes, I believe --

COMMISSIONER ENNES: I'm wondering, is the Petitioner going to all of sudden get a huge water bill?

MR. HUBBARD: I believe there is an existing meter, I just don't think it's sized correctly for the line.

COMMISSIONER ENNES: All right, okay, okay. Then that's really all I have.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I had the questions in the Plat and Sub. I think it's a great thing. It's fitting for what's going on there, and good luck.

MR. VILLARES: Thank you very much.

CHAIRMAN LORENZINI: Thank you, Bruce. Jay?

COMMISSIONER CHERWIN: Yes, same thing. We heard in the sub committee some of the issues we raised and I think it's a good project. I wish you well. And this fits well into the space.

MR. VILLARES: Thank you.

COMMISSIONER CHERWIN: I look forward to seeing your success there.

MR. VILLARES: Thank you very much.

COMMISSIONER DROST: Yes, and I concur with the other Commissioners.

CHAIRMAN LORENZINI: I have no questions. We'll move to the public comment portion. Anybody in the audience have any questions, comments, concerns about this project?

MR. STAPLETON: Good luck.

MR. VILLARES: Thank you.

MR. STAPLETON: I pass him everyday on the way to work.

MR. VILLARES: Hopefully, you can get your car washed.

CHAIRMAN LORENZINI: Okay, with nothing else, we'll close the public comment portion and go back to the Commissioners for further deliberation or a motion.

COMMISSIONER DROST: I'll make the motion.

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A motion to recommend to the Village Board of Trustees approval of PC# 16-005, the Special Use Permit to allow an automobile carwash and detailing in the B-3 Zoning District.

This approval is subject to the following conditions:

- 1. The Petitioner shall comply with applicable Federal, State and local codes, regulations and policies.**

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: Okay, roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received unanimous approval. The next step, it goes to the Board of Trustees for their approval. Is there a date for that yet, Sam?

MR. HUBBARD: Tentatively, we believe we could fit it in on May 2nd.

MR. VILLARES: Thank you very much.

CHAIRMAN LORENZINI: Thank you, good luck.

(Whereupon, the above-mentioned petition was adjourned at 7:42 p.m.)



Item: Egg Harbor Restaurant - 4/13/16

Department: Planning & Community Development

ATTACHMENTS:

Description

PC Minutes 4/13/16 - DRAFT

Type

Minutes

DRAFT

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: EGG HARBOR RESTAURANT - 140 EAST WING STREET - PC# 16-006
AMENDMENT OF SPECIAL USE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 13th day of April, 2016, at the hour of 7:42 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Village Planner

DRAFT

CHAIRMAN LORENZINI: The next item on the agenda is Egg Harbor Restaurant, PC# 16-006. Have all the proper notices been given, Sam?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Is the Petitioner here?

MR. THOMA: Yes.

CHAIRMAN LORENZINI: Anybody else who's going to testify, come up. If it's just you, that's fine.

MR. THOMA: I don't know if anybody else will. If you'll have questions of --

CHAIRMAN LORENZINI: Okay, we can always bring them in. Would you raise your right hand so I can swear you in?

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Please state your name and spell it, give an address.

MR. THOMA: My name is David Thoma, T-h-o-m-a. Address is 234 James Street in Barrington, Illinois.

CHAIRMAN LORENZINI: Thank you. Have you read all the conditions in the petition?

MR. THOMA: Yes.

CHAIRMAN LORENZINI: And you agree to them?

MR. THOMA: Yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you please give a brief presentation of what your project is?

MR. THOMA: Yes. I am the architect for Egg Harbor. I've had the great privilege of working for Egg Harbor for almost 30 years now. We're, this is kind of a milestone project because with the work we just recently did on the existing restaurant, I've got my fingerprints on every restaurant Egg Harbor owns, so this one was done before we started doing the design and construction for them. But with this, with the remodeling we did and the proposed expansion, I have completed the circle.

So, we're asking to, there's no changes to the exterior, all changes are interior. If you've been in Egg Harbor in the last few weeks, you'll know that we just recently finished a remodeling of the existing restaurant. After more than 25 years of operation, there was a time for a little bit of a refreshment, you know, refreshing everything and we cleaned up the kitchen and put in new finishes and made some other improvements, brought up some of the finishes in the dining room to Egg Harbor standards today, and now are asking to expand into what was a retail space, Fannie May Candy Shop, which will be moving out.

It's about 1,000 square feet, a little bit less. We're essentially going to turn that into a dining room. We're going to remove five existing booths from the restaurant, essentially move them over to the expansion area, so there's no net gain at that point. Where those five booths are is going to be an expanded hostess stand and a barista coffee bar, just a coffee station where coffee drinks and other drinks are prepared and then brought to the tables. Then, in the expansion area, besides those five booths we moved over, we're going to add another 25 seats. So, that dining room will add a net of 25 seats to the restaurant.

It's about 3,800 square-foot restaurant now, it will go to 4,800 with this addition. 750 square feet of that, it's actually about a 950 square-foot expansion, will be dining

DRAFT

room, and the remaining will be a storeroom. That's it in a nutshell. If you have questions?

CHAIRMAN LORENZINI: We'll get to that later on.

MR. THOMA: Okay.

CHAIRMAN LORENZINI: Thank you. Staff report please.

MR. HUBBARD: So, the subject property has an existing special use permit issued in 1988 that allowed the current Egg Harbor Restaurant to locate in the space close to three decades ago. The Petitioner, as you've heard, would like to expand the restaurant to the space next door, which therefore requires an amendment to the existing special use permit. The expansion would yield an extra 25 seats which would help to ease wait times during peak breakfast and lunch hours. So, this will be an approximately 25 percent increase in floor area and 20 percent increase in the overall number of seats.

We're excited to see the success of a long-time local business and we're supportive of the expansion. We've been working with the Petitioner on parking permits for employees to park in the nearby parking garage. I believe he was unaware of the discounted rates for downtown businesses. So, in an effort to help ease any parking shortages, we're recommending that he direct all employees, full-time employees, to park in the garage via monthly or quarterly parking passes. This is a condition of approval and the Applicant is aware and has agreed to comply. We believe this should help mitigate any parking issues. Due to the prevalence of downtown parking spaces in both the garage, the streets and in nearby parking lots, we believe parking will not become an issue with this expansion.

So, again, we're very excited to see this move forward and are supportive of the project.

CHAIRMAN LORENZINI: Thank you. Is there a motion to put the Staff report into the public record?

COMMISSIONER JENSEN: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, good. Questions from the Plan Commission? Jay, would you like to start this one?

COMMISSIONER CHERWIN: Sure. Similarly, I talked to the Petitioner in the Plat and Sub and, you know, I was pleased with what they had to say. I think parking was the one issue that we talked about. It sounds like you've found a resolution in trying to optimize that. But I'm totally for it, I think it's a great business. Really excited to see them expand in Arlington and look forward to the continued success. So, I'm fine with it.

CHAIRMAN LORENZINI: Thank you. George?

COMMISSIONER DROST: Yes, I'm supportive of the Petitioner. I think taking over the Fannie May space probably is less dangerous to all of our health, and it's probably a good use. The speech would be, you know, they've been good neighbors for such a long time, I think everybody has been to Egg Harbor in their lifetime here as Arlington Heights residents, and it's a welcome addition to the downtown neighborhood, and I'm supportive of the project.

One question I have of Mr. Thoma, do you have a relative named

DRAFT

Greg?

CHAIRMAN LORENZINI: Would you come back forward

please?

COMMISSIONER DROST: You have to speak into the microphone. Do you have a relative named Greg?

MR. THOMA: I do.

COMMISSIONER DROST: Does he have a place, was he in the restaurant business?

MR. THOMA: No.

COMMISSIONER DROST: No, okay, and no Chicago connections then.

MR. THOMA: No.

COMMISSIONER DROST: Okay, I just was wondering if this was a family type of thing.

MR. THOMA: No, it's not.

COMMISSIONER DROST: We'll pick up on that later. I'll leave that as a mystery for you.

CHAIRMAN LORENZINI: Mr. Thoma, would you please stay up there just in case there's other questions?

MR. THOMA: Sure.

CHAIRMAN LORENZINI: I assume that's not going to affect your vote, Commissioner Drost.

COMMISSIONER DROST: No, it will not, in fact it would have enhanced it if he answered yes. I'm neutral now.

CHAIRMAN LORENZINI: Lynn, any questions?

COMMISSIONER JENSEN: I was in Plat and Sub and I think we worked through most of the details. I'm very happy with this. I'm a frequent customer, I'd be glad to see the extra space.

CHAIRMAN LORENZINI: Thank you. Terry?

COMMISSIONER ENNES: I've got to say the slide show made it a little more difficult since I haven't been home for dinner yet. No, I'm a supporter.

I do have one question though in regard to, there is reference made in here about parking in the adjacent Metra lot. Do we have an overhead or something you can me where that is? I never realized that retail customers could park there.

MR. HUBBARD: I don't believe there's an overhead in the slide show. There should be an aerial in the packet that went out. I'm not sure if it encompasses --

COMMISSIONER JENSEN: Well, if they want to pay a fee, they could park there obviously.

COMMISSIONER GREEN: No, there's open parking here after 5:00 o'clock.

COMMISSIONER JENSEN: Just not for lunch which is their big thing.

COMMISSIONER GREEN: Well, I only know when I go there to pick up --

COMMISSIONER ENNES: This says there's public parking that's also available in the parking lots adjacent to the Metra train station. Oh, adjacent to the Metra, is anybody aware of that?

MR. STAPLETON: I'd like to answer.

CHAIRMAN LORENZINI: Yes, sir, would you like to come forward please?

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Give your name, spell it please.

MR. STAPLETON: My name is Todd Stapleton and I'm one of the managers at Egg Harbor Café.

CHAIRMAN LORENZINI: How do you spell your last name?

MR. STAPLETON: S-t-a-p-l-e-t-o-n. The Metra lot was used when they were redoing some parking upstairs, redoing the building, the parking garage upstairs. So, some of the employees did park across the street at the Metra, but other than that we never really go over there. But they were paid parking as well, so I think that was just during the renovation of upstairs.

COMMISSIONER ENNES: It doesn't say these are paid but maybe they are.

MR. STAPLETON: Those are definitely paid.

COMMISSIONER ENNES: I have no other questions.

MR. STAPLETON: Thanks.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: We had this, we went through this in the Plat and Sub, and as long as you can keep the employees out of that parking lot in the front of your store, that really helps a lot because it's always so tight to get in there. I think it's a great thing you're doing.

CHAIRMAN LORENZINI: Thank you, Bruce. Yes, I also like the project and I think it's a good thing.

Sam, one question, it says Petitioner shall purchase monthly parking permits. How many? Do we specify how many they need to buy?

MR. HUBBARD: We didn't specify because, you know, employee counts can fluctuate over time, so we didn't want to stick a hard and fast number on it. We just said for full-time employees.

MR. STAPLETON: I can answer more on that?

CHAIRMAN LORENZINI: Would you come back to the front please?

MR. STAPLETON: For the month of April, we purchased 15 passes. Ironically, we found that 10 to 12 employees either walk to work or take Metra from other areas or bus. We were kind of surprised at the number. Most of the people who would need passes are servers and we actually purchased passes for them. So, we bought I think 15, I have the receipt in my pocket, and I haven't given them all out because not everyone required them.

CHAIRMAN LORENZINI: Okay, thank you. Okay, that's all the questions from the Commissioners. Does anybody in the audience have any comments, questions, concerns? If not, we'll close the public comment portion and turn it back to the Commissioners for any further comments.

COMMISSIONER DROST: I'm going to try to make the right motion this time.

A motion to recommend to the Village Board of Trustees approval of PC# 16-006 to amend the existing Special Use #88-14 to allow expansion of the Egg Harbor Café Restaurant into the adjacent storefront including 25 additional seats.

This approval is subject to the following conditions:

LeGRAND REPORTING & VIDEO SERVICES
Chicago & Roselle, Illinois - Miami & Orlando, Florida
(630) 894-9389 - (800) 219-1212

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1. **The Petitioner shall purchase monthly parking permits from the Village for employee parking in the Village-owned 'North Garage.'**
2. **The Petitioner shall comply with all applicable federal, state and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER ENNES: I'll second that.

CHAIRMAN LORENZINI: Thank you. Roll call vote
please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, congratulations. You've received
unanimous approval. Is there a date when it's going to go to the Board of Trustees yet?

MR. HUBBARD: Also May 2nd.

CHAIRMAN LORENZINI: May 2nd, okay, thank you. Okay, congratulations.
Moving on, there is nothing else officially on the agenda. Is there any other
business anybody has?

COMMISSIONER DROST: Are we going to have a meeting on the 27th?

MR. HUBBARD: I do not believe, no, there will be no meeting on the 27th.

COMMISSIONER DROST: None scheduled or published --

MR. HUBBARD: None scheduled. Plat and Sub yes, Plan Commission no.

COMMISSIONER DROST: Okay, good. Thank you.

CHAIRMAN LORENZINI: Okay, great. Anything else? Or a motion to
adjourn?

COMMISSIONER DROST: This is your first solo, isn't it, Sam? Without the
Enright connection?

MR. HUBBARD: Yes.

COMMISSIONER DROST: Congratulations.

CHAIRMAN LORENZINI: 25 minutes, it's a record.

COMMISSIONER DROST: Yes, which is good, keep it up.

MR. HUBBARD: Thank you.

CHAIRMAN LORENZINI: Motion to adjourn?

COMMISSIONER JENSEN: I move we adjourn.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

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CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: We're done, thank you.

(Whereupon, the above-mentioned petition was adjourned
at 7:56 p.m.)



Item: Lexington Homes Subdivision - 900 W. Campbell St - PC#16-004

Department: Planning & Community Development

Requested Action:

Preliminary Plat of Subdivision to re-subdivide 18 parcels into 15 single family lots and one lot for detention (16 lots total).

Variations Identified:

Chapter 29, Section 29-307(f), which prohibits double frontage lots to allow Lot 16 (the detention lot) to be a double frontage lot.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of a Preliminary Plat of Subdivision to subdivide the existing zoning lots into fifteen single-family residential lots and one additional outlot for detention. This approval shall be subject to the following conditions:

1. Approval of the Final Plat of Subdivision.
2. The developer shall pay a onetime upfront fee for each lot for detention maintenance to be determined as part of Final Plat of Subdivision.
3. Land Contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
4. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description

Staff Report
Legal Notification
Elevations & Floor Plans
Landscape Plan
Plat of Survey
Preliminary Plat of Subdivision
Site Plan & Grading Plan
Tree Preservation Plan

Type

Report
Correspondence
Exhibits
Exhibits
Exhibits
Exhibits
Exhibits
Exhibits

Tree Survey
Village Board Early Review Minutes
Department Comments - Round 1
Petitioner Response to Department
Comments - Round 1
Department Comments - Round 2
Petitioner Response to Department
Comments - Round 2
Plat & Subdivision Minutes

Exhibits
Minutes
Correspondence
Correspondence
Correspondence
Correspondence
Minutes

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 11, 2016
Date Prepared: May 6, 2016
Project Title: Lexington Homes Subdivision
Address: 900 W. Campbell St.

BACKGROUND INFORMATION

Petitioner: Bill Rotolo
 Lexington Homes
Address: 1731 North Marcey Street, Suite 200
 Chicago, IL 60614

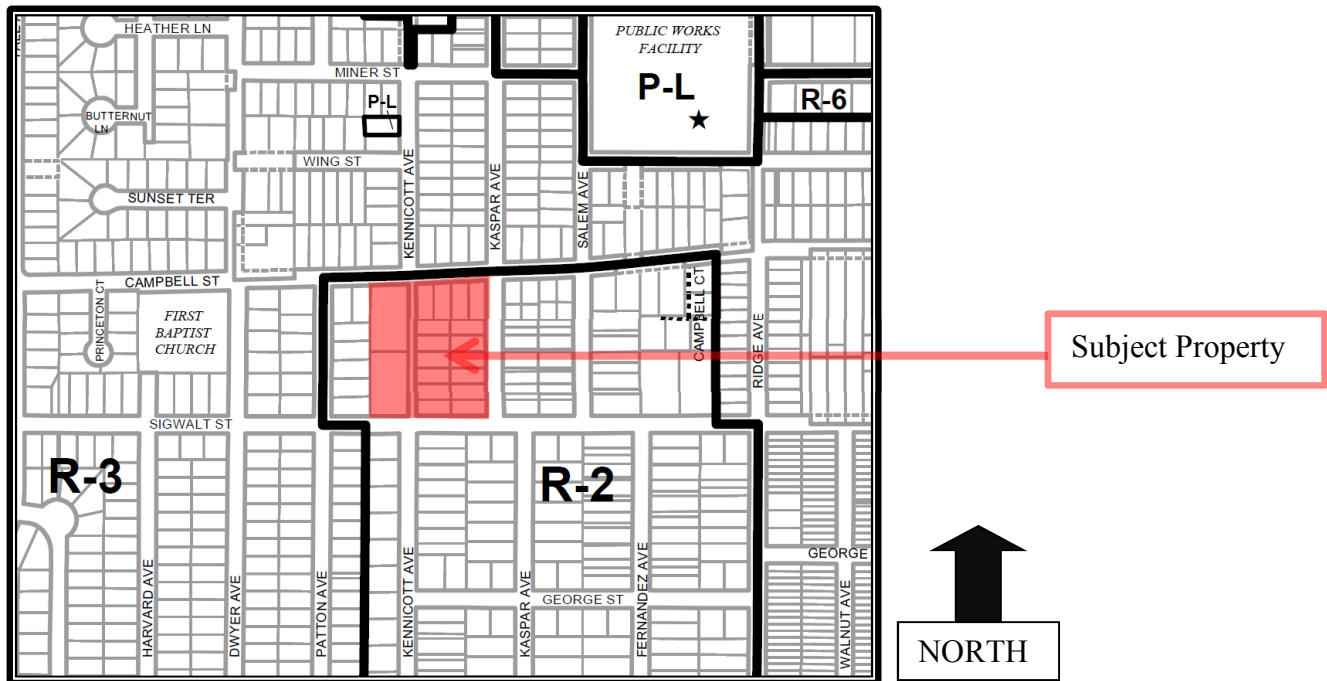
Existing Zoning: R-2, One Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to re-subdivide 18 parcels into 15 single family lots and one lot for detention (16 lots total).

Variations Identified:

- Chapter 29, Section 29-307(f), which prohibits double frontage lots to allow Lot 16 (the detention lot) to be a double frontage lot.



Surrounding Properties

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Residential	Single Family Homes	Single Family Detached
South	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2
East	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2
West	R-2, One Family Residential	Single Family Homes	Single Family Detached – Estate 2

Project Summary

The property is commonly known as 900 W. Campbell and the site consists of 18 platted parcels, 16 of which do not currently meet the minimum R-2 standards. The subject site is approximately 4.69 acres and is bounded by Campbell Street to the North, Sigwalt Street to the South, Kaspar Avenue to the East and the unimproved and partial right of way of Kennicott Avenue to the West as well as the two parcels which abut the west side of the unimproved Kennicott Avenue right of way. The property is mostly vacant except for one house at 929 W Campbell.

The proposed action, if approved, would allow the Petitioner to subdivide the property into 15 single family lots and one additional lot to be used as a detention basin. As required by the Village's Subdivision Ordinance, a Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. Staff evaluated the relationship between the proposed lots and the applicable Zoning and Subdivision regulations. Details for the 16 lots are provided below.

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)		Minimum Lot Width		Front Yard setback	Side yard setback Interiors	Rear yard setback	Corner exterior side yard setback
Required:								
Typical R-2 Lot	Corner	Interior	Corner	Interior	25'	10 % of lot width (minimum 7 FT)	30'	10% of lot width or average of frontage ²
	10,000	10,000	90'	75'				
Lot 1 (corner)	11,585		106		25	10.6	30	29.5 ³
Lot 2		10,570		95	25	9.5	30	NA
Lot 3		10,591		95	25	9.5	30	NA
Lot 4		10,591		95	25	9.5	30	NA
Lot 5 (corner)	11,625		104		25	10.4	30	25 ⁴
Lot 6		10,046		76	25	7.6	30	NA
Lot 7		10,044		76	25	7.6	30	NA
Lot 8		10,043		76	25	7.6	30	NA
Lot 9		10,042		76	25	7.6	30	NA
Lot 10 (corner)	12,296		90		25	9.2	30	10 ⁵
Lot 11 (corner)	13,105		102		25	10.2	30	10.2 ⁵
Lot 12		10,042		76	25	7.6	30	NA
Lot 13		10,043		76	25	7.6	30	NA
Lot 14		10,044		76	25	7.6	30	NA
Lot 15		10,046		76	25	7.6	30	NA
Outlot (corner)	27,229 ¹		103		NA	NA	NA	NA

¹ 100 foot lot width required due to size of lot as greater than 20,000 sq. ft.

² Based on average setbacks of developed parcels on the frontage of the block.

³ Average setback of developments on frontage was 29.49 ft.

⁴ Only one other home on frontage exists, with frontage being 24.95 ft.

⁵ No frontage exists, so required setback defaults to 10% of lot width.

Zoning and Comprehensive Plan

As shown in Table 1, the proposed subdivision meets all minimum lot size and lot width standards for lots within the R-2 district as outlined in the Zoning code. The average lot size of the lots on the east side of Kaspar Avenue between Campbell Street and Sigwalt Avenue is 85.3 feet lot width and 11,276 square feet in area. The average lot size of the lots on the north side of Campbell Avenue between Kennicott Avenue and Kaspar Avenue is 66.17 feet lot width and 9,654 square feet in area. Lot sizes for the 15 proposed residential lots with this subdivision range from 76 feet to 104 feet in width and 10,042 to 13,479 square feet in area. The proposed lots are consistent with the existing lots in the area (see Table 2 on next page).

Table 2: Lot Comparison with Surrounding Properties

Ave. Lot Size on north side of Campbell Ave (between Kennicott and Kaspar Avenues)		Ave. Lot Size on east side of Kaspar Ave (between Campbell Street and Sigwalt Ave.)		Ave. Lot Size of Proposed Development	
Width	Area (sq. ft.)	Width	Area (sq. ft.)	Width	Area (sq. ft.)
66.17'	9,654	85.3'	11,276	80*	10,716*

* Does not take into consideration the detention outlot

The Comprehensive Plan designates this property as Single-Family Detached and the proposed subdivision is consistent with this land use designation. As Table 2 shows, the proposed subdivision is of a similar intensity when compared to surrounding developments within the vicinity.

It should be noted that Lot 16 (the detention lot) has frontage on two non-intersecting streets and is therefore defined as a "double frontage" lot. Section 29-307(f) of the Subdivision regulations prohibits the creation of double frontage lots, and therefore the Petitioner needs a variation to allow for the creation of this double frontage lot. The Petitioner must demonstrate that the proposed variation meets the necessary criteria for approval, which is summarized below:

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- 2. The plight of the owner is due to unique circumstances.
- 3. The variation, if granted, will not alter the essential character of the locality.

According to the applicant, since Lot 16 will be used as a detention facility and will not be developable, reasonable return is not a relevant factor into the proposed variation. Although the lot could be subdivided into two separate parcels, which would eliminate the "double frontage" layout and therefore conform to code, the lot will ultimately be deeded to the Village and so it makes sense to keep the lot as one parcel. Finally, since the lot will be undevelopable due to its detention function, the restriction prohibiting a double frontage lot is less applicable as this prohibition is partly meant to prevent developments from having a rear elevation and rear yard fronting a public street. Given these attributes, staff does not object to this variation request.

Previous Proposal

A previous developer submitted a petition for development of a portion of this site, which was tabled by the Village Board in December 2014 as the Board wanted a more comprehensive approach to development that included more land and the full construction of Kennicott Avenue between Campbell Street and Sigwalt Street. This proposal addresses these issues as it is comprehensive in approach and provides for the full Kennicott extension.

Early Review

The Village Board reviewed this project on a conceptual basis on October 19, 2015. The minutes of that meeting are attached.

Plat and Subdivision Committee

On November 18, 2015, the Plat and Sub Committee met to discuss the project. The subcommittee was supportive of the concept and appreciated the comprehensive approach toward development of the entire site. They asked the developer to pay careful attention to drainage and runoff to ensure that the proposed development did not create any flooding problems to adjacent properties. The meeting concluded with the Plat & Subdivision Committee encouraging the developer to proceed with an application to the Plan Commission. The minutes from that meeting are also attached.

Public Improvements

The subdivision plat includes the full extension of Kennicott Avenue from Campbell Street to Sigwalt Street. This will include full improvements such as curb and gutter, sidewalks and lighting, requiring the dedication of 33 feet of land for the west half of the right of way, which is currently 33 feet wide. Parking will be prohibited along one side of the street per the requirements of the 2009 International Fire Code.

The developer is proposing a detention basin at the south end of the site along Sigwalt Street. The basin will be designed to release water so it will stay dry except during periods of heavy rain. Additionally, in order to conform to MWRD requirements,

native plantings will be installed within the detention basin to help runoff infiltrate into the ground. A mix of trees, shrubs, and perennial grasses will also be installed around the perimeter of the basin to add to the natural value of the open space. It should be noted that the developer did evaluate the possibility of providing an underground detention vault in lieu of the detention basin, but has determined to proceed forward with the detention basin as proposed. Both underground vaults and detention basins are allowable by Village code.

Consistent with past policy, the detention basin will be transferred to the Village to provide for future maintenance. Since the Village will assume all maintenance costs, the developer will be required to provide an upfront contribution, based on number of lots and estimated future maintenance costs, which will enable the Village to assume this maintenance responsibility. This fee shall be determined as part of the Final Plat of Subdivision process. In a similar subdivision (Christina Court Subdivision), the Village and developer agreed to a \$5,250 contribution per lot.

Per Chapter 29, Section 29-501, sidewalks located within public areas are required to be provided as part of the subdivision. A 5-foot wide sidewalk is required along Kaspar Avenue and will be installed by the developer. The proposed sidewalk will make a gentle curve at the south end of the property to bypass an existing 33" diameter mature Cottonwood tree, which will allow preservation of this tree. Sidewalks will also be installed on both sides of Kenicott Avenue.

Traffic & Parking

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the petitioner is only proposing a 15 unit development, a formal traffic study by a certified Traffic Engineer is not required.

Landscape and Tree Preservation

The Petitioner has submitted a tree survey which identifies a total of 373 trees on the site. Approximately 11% of these trees will be preserved, with nine of the preserved trees being significantly mature trees (at or above 25 inches in trunk size), which constitutes 1/3 of all mature trees on site. Furthermore, the second largest tree on the site, a 44 inch trunk diameter Silver Maple, is included as one of the trees to be preserved, which will add to the natural amenity of the subdivision. Moreover, there are six mature Silver Maples in the right-of-way along Kaspar Avenue at the frontage of this property, which shall be preserved as well.

In addition to the these preserved trees, a total of 144 replacement trees will be provided within the development as either parkway trees, trees around the detention basin, or trees installed as part of the landscape package included with each lot. It should be noted that many of the trees to be removed are either immature trees, considered a low quality species, or are either dead or in poor health.

Building Related

This project will appear before the Design Commission on May 24th for a general review of the home models proposed for construction. Final approval by the Design Commission will be required prior to Village Board approval of the Preliminary Plat of Subdivision. Additionally, each home will individually go through the Design Commission approval process prior to issuance of a building permit authorizing construction of the home.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of a Preliminary Plat of Subdivision to subdivide the existing zoning lots into fifteen single-family residential lots and one additional outlot for detention. This approval shall be subject to the following conditions:

1. Approval of the Final Plat of Subdivision.
2. The developer shall pay a onetime upfront fee for each lot for detention maintenance to be determined as part of Final Plat of Subdivision.
3. Land Contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
4. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

May 6, 2016

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
MAY 11, 2016, AT 7:30 P.M.
in the Municipal Building, 33
South Arlington Heights
Road, Arlington Heights, Il-
linois to consider Petition
No. 16-004, A Preliminary
and Final Plat of Subdivi-
sion, sold property located
at located at 909 W. Camp-
bell Street, Arlington
Heights, IL, legally de-
scribed as:
PARCEL 1: LOT 1 AND IN
THE CAMPBELL AVE-
NUUE ADDITION TO AR-
LINGTON HEIGHTS, BE-
ING A SUBDIVISION OF
PARTS OF SECTIONS 30
AND 31, TOWNSHIP 42
NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK
COUNTY, ILLINOIS.
PARCEL 2: LOTS 241, 242,
243, 244, 297, 298, 299, AND
300 IN ARLINGTON
MANOR, BEING A SUBDI-
VISION OF PART OF THE
SOUTHEAST 1/4 OF SEC-
TION 30, AND ALL OF THE
WEST 1/2 OF THE NORTH-
EAST 1/4 OF SECTION 31,
TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE
THIRD PRINCIPAL ME-
RIDIAN, IN COOK
COUNTY, ILLINOIS.
PARCEL 3: LOT 8 IN THE
CAMPBELL AVENUE AD-
DITION TO ARLINGTON
HEIGHTS, BEING A SUB-
DIVISION OF PARTS OF
SECTIONS 30 AND 31,
TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE
THIRD PRINCIPAL ME-
RIDIAN, IN COOK
COUNTY, ILLINOIS.
PARCEL 4: LOTS 245, 246,
247, 248, 293, 294, 295, AND
296 IN ARLINGTON
MANOR, BEING A SUBDI-
VISION OF PART OF THE
SOUTHEAST 1/4 OF SEC-
TION 30, AND ALL OF THE
WEST 1/2 OF THE NORTH-
EAST 1/4 OF SECTION 31,
TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE
THIRD PRINCIPAL ME-
RIDIAN, IN COOK
COUNTY, ILLINOIS.

As part of said request the
petitioner is requesting the
following variations from
the Municipal Code:
Lot 16: Chapter 29, Section
29-307(f) Residential Lot
Standards - to allow a dou-
ble frontage lot where dou-
ble frontage lots are prohib-
ited.
And other variations as de-
termined necessary by the
Plan Commission.
All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
April 26, 2016 (4439220)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 26, 2016 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Danula Baltz
Authorized Agent

Control # 4439220

RECEIVED

MAY 02 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

LEXINGTON HOMES
3,000 S.F. MASTER PLAN
"STANDARD"
ARLINGTON HEIGHTS, IL



1C
A000 FRONT ELEVATION

1/4"=1'-0"

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

DRAWING INDEX

A000	FRONT ELEVATION, DRAWING INDEX, GENERAL NOTES
A100	FOUNDATION PLAN, FOUNDATION SECTIONS
A101	FIRST FLOOR PLAN, PLAN OPTIONS
A102	SECOND FLOOR PLAN, PLAN OPTIONS
A200	FRONT ELEVATION, REAR ELEVATION
A201	LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A300	ROOF PLAN & STRUCTURAL NOTES, WALL SECTIONS, CONSTRUCTION SPECIFICATIONS
A500	OPTIONAL 3 CAR GARAGE PLANS & ELEVATIONS
E101	FIRST FLOOR ELECTRICAL PLAN
E102	SECOND FLOOR ELECTRICAL PLAN

NOTE TO CONTRACTORS
ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
NOTE TO PLAN REVIEWERS, OFFICIALS AND CONTRACTORS

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

THE ARCHITECT HAS CHOSEN TO CONFORM TO THE "SIMULATED PERFORMANCE ALTERNATIVE" METHOD AS ALLOWED FOR IN IECC, SECTION R405. SOFTWARE WILL BE USED TO EVALUATE THE PERFORMANCE AND A REPORT IS TO BE PROVIDED BY THE G.C. THIS HOUSE WILL BE ENERGY STAR 3.0 CERTIFIED.

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2015 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

ENERGY NOTES

- INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2012 IECC.
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALES). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPES OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-6. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M601.3.1. DUCT TIGHTNESS SHALL BE VERIFIED BY ONE OF THE FOLLOWING:
 - POST CONSTRUCTION TEST - LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN OR EQUAL TO 12 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER AND CLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - ROUGH IN TEST (RECOMMENDED) - TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE REQUIRED IN SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERED BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT² OF CONDITIONED FLOOR AREA.
- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
- A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR AND SHG OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
- INSULATE ATTIC ACCESS OPENINGS WITH MIN. R-38 INSULATION.
- ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4.

GENERAL NOTES

NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

- INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
- INTERNATIONAL FIRE CODE, 2009 EDITION
- INTERNATIONAL MECHANICAL CODE, 2009 EDITION
- INTERNATIONAL FUEL GAS CODE, 2009 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
- NATIONAL ELECTRICAL CODE, 2005 EDITION
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
- ILLINOIS PLUMBING CODE 2014 ADDITION
- CITY OF ARLINGTON HEIGHTS AMENDMENTS

ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

001-018291 11/16
Cert. No. Exp. Date

DESIGN LOADING VALUES
ROOF: 30 PSF LIVE LOAD
CEILING: 20 PSF LIVE LOAD
FLOOR: 60 PSF LIVE FOR 30 FT. AND ABOVE
40 PSF LIVE FOR FLOORS, DECKS, STAIRS, SOIL
WALLS: 20 PSF WIND FOR 0-20 FT. HEIGHT
25 PSF WIND FOR 21-29 FT. HEIGHT
30 PSF WIND FOR 30 FT. AND ABOVE
3000 PSF ASSUMED MINIMUM BEARING CAPACITY. CONTACT ARCHITECT IF LESS.

FOUNDATION NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONFORM WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME)
- ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" WITH 1/2" SHEATHING
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE SLAB WORK AND EXTERIOR CONDITIONS
- ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINED
- GENERAL CONTRACTOR SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. CONTACT ARCHITECT IF LESS THAN 3000 PSF.

WINDOW NOTES:

- TOP OF WALKOUT WINDOWS 6'-0" AFF.
- TOP OF WINDOWS 9/4" ABOVE SUB-FLOOR FOR 0'-0" PLATES, UNLESS OTHERWISE NOTED
- TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 0'-0" PLATES, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED
- PROVIDE 1/2" X 1/2" ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF ANY DOOR WITHIN 16' OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS

STRUCTURAL NOTES:

- DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
- ALL INTERIOR PARTITIONS 3-1/2" UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS 4-1/2" (24" W/ 1" SHEATHING)
- ALL EXTERIOR BRICK WALLS 9-1/2" (24" W/ 1" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR WALLS 6" (24" W/ 1/2" SHEATHING)
- ALL EXTERIOR BRICK WALLS 11" (24" W/ 1/2" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
- PROVIDE 5'-5 1/2" X 1/2" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 4" WIDE WITH BRICK ABOVE
- PROVIDE 8"x4 1/2" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 5'-0" TO 16' WIDE WITH BRICK ABOVE
- PROVIDE 7"x4 1/2" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2' OF BRICK ABOVE
- PROVIDE 8"x4 1/2" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2' OF BRICK ABOVE
- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION
- STEEL FLUTCH PLATE BEAMS TO BE CONNECTED WITH 1/2" X 4" BRICK BOOT O.C. AND (6) WEAR END
- WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
- ALL 2 X 10 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE HEW FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCKE FINE FIR #2 STANDARD)
- ALL 2 X 12 FLOOR JOISTS OVER 16'-0" IN LENGTH TO BE HEW FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCKE FINE FIR #2 STANDARD)
- THE DIAMETER OF NAILS BORIED INTO STUDS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND TO ANY OTHER HOLE.
- THE DIAMETER OF NAILS BORIED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER.
- PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS.
- PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- # = (1/2) X 4 IN INTERIOR PARTITIONS W/OBL. JST. BELOW UNLESS OTHERWISE NOTED
- # = POINT LOAD FROM ABOVE W/OBL. JST. BELOW UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2 X 6 @ 16" O.C. STUD WALLS
- ADD 2 X HORIZONTAL BLOOMING SAME WITH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOOMING AND TO STUDS.
- MINIMUM OF 36" HALF WALLS IN ALL CONDITIONS.
- PRE-ENGINEERING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
 - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
 - CONCEALED SPACES BETWEEN STAR STRIPPERS AT TOP AND BOTTOM OF THE RUN
 - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND PREPARED AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS

STAIR NOTES

- STAIRS SHALL HAVE MAXIMUM 7-3/4" RISE HEIGHTS & MINIMUM 10" TREAD DEPTHS
- GUARDRAILS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE
- PROVIDE A MINIMUM OF 8'-0" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NEWEL POST

ELECTRICAL NOTES

- KITCHEN OUTLETS MINIMUM 20' O.C. ALL OUTLETS ABOVE COUNTER TOP TO BE GFI
- OUTLETS WITHIN 72" OF SINK IN LAUNDRY ROOM AND ALL OUTLETS IN GARAGE TO BE GFI
- MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
- VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- ALL ELECTRICAL CONDUITORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
- ALL OUTLETS SHALL BE ARC FAULT PROTECTED
- ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
- ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
- RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
- PROVIDE 36" DEEP X 30" WIDE X 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL

PLUMBING NOTES

- PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND PREPARED
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A MINIMUM WALL OF 2 X 6 STUDS
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS
- ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES
- BELOW GROUND WASTE - SDR 41 PVC OR CAST IRON
- ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
- BELOW GROUND WATER - TYPE K COPPER
- COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING
- TUB, AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

- HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD
- WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
- DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT
- DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

SYMBOLS:

- TELEVISION JACK
- DUPLEX OUTLET
- QUAD. OUTLET
- EXHAUST FAN, VENTED TO EXTERIOR
- EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- DIRECTIONAL RECESSED CAN LT.
- RECESSED CAN LIGHT
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- EXTERIOR SPOT LT. WITH MOTION DET.
- FAN/LIGHT CEILING MOUNTED FIXTURE
- AUDIO SYSTEM OUTLET JACK
- CAS HOOKUP
- FROST PROOF HOSE BIB
- FLUORESCENT LIGHT FIXTURE
- CO A/C HARD WIRED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
- 110V SMOKE DETECTOR
- WIRED IN SERIES W/BATTERY BACKUP RUN ON DEDICATED CIRCUIT
- SHOWER HEAD
- FLOOR DRAIN
- SPRINKLER HEAD
- NEW WALL
- EXISTING WALL
- DRYWALL/CASED/ARCHED OPENING
- BEARING WALL ABOVE
- SILL PLATE LOCATION
- DEPRESSED T. FOUNDATION

REVISIONS

1	03-21-16	REVISED BID SET
2	04-07-16	REVISED BID SET
3	04-12-16	REVISED BID SET
4	04-12-16	REVISED BID SET
5	04-12-16	REVISED BID SET

DESIGN STAGE

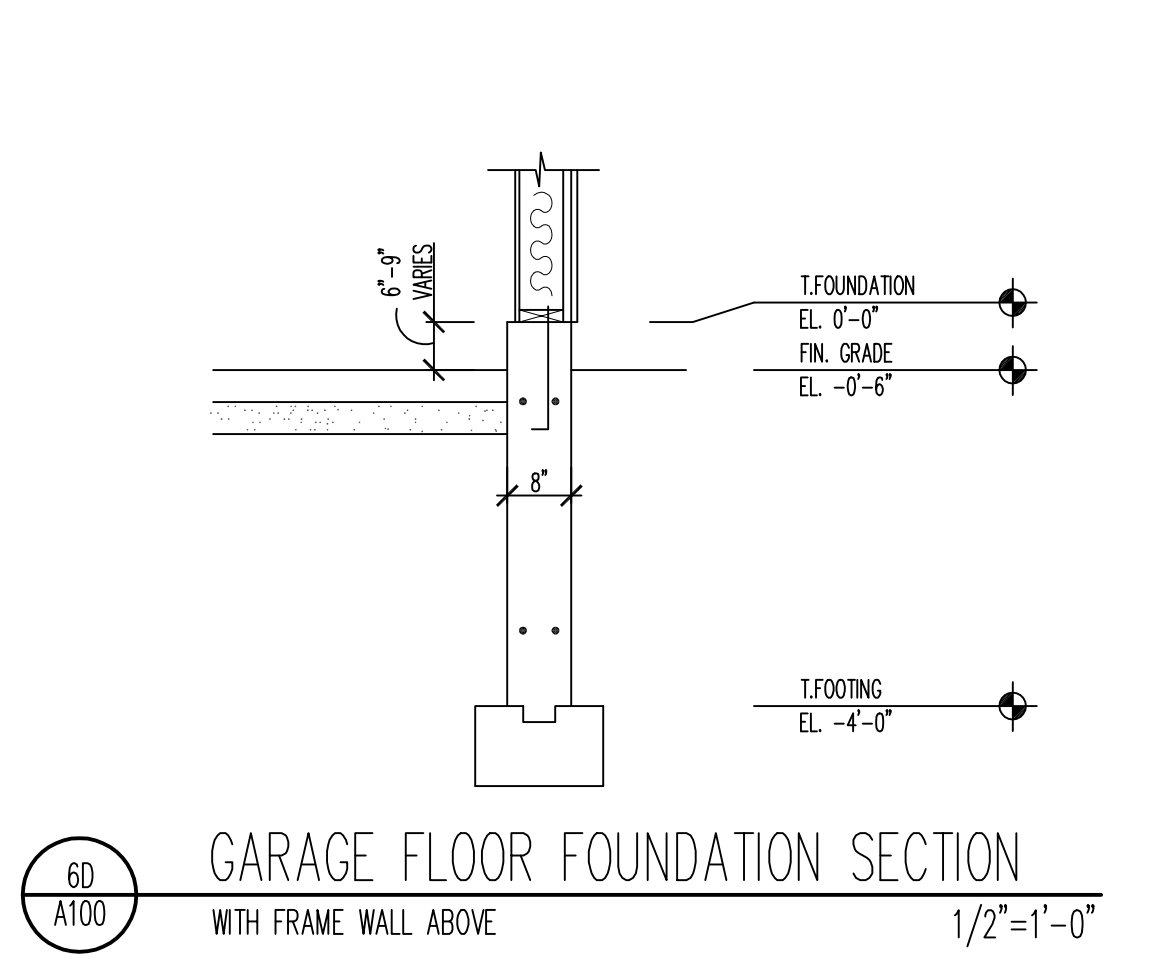
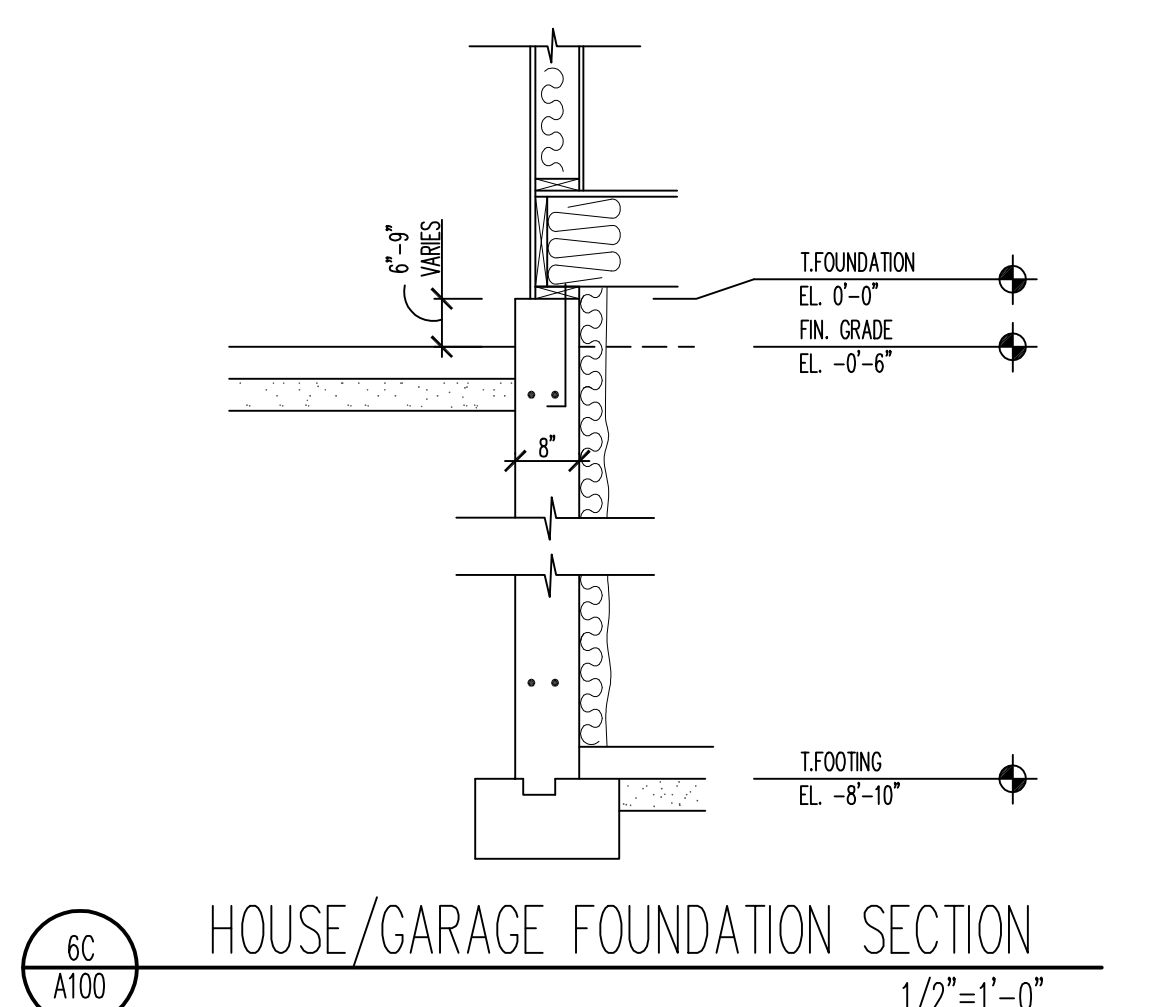
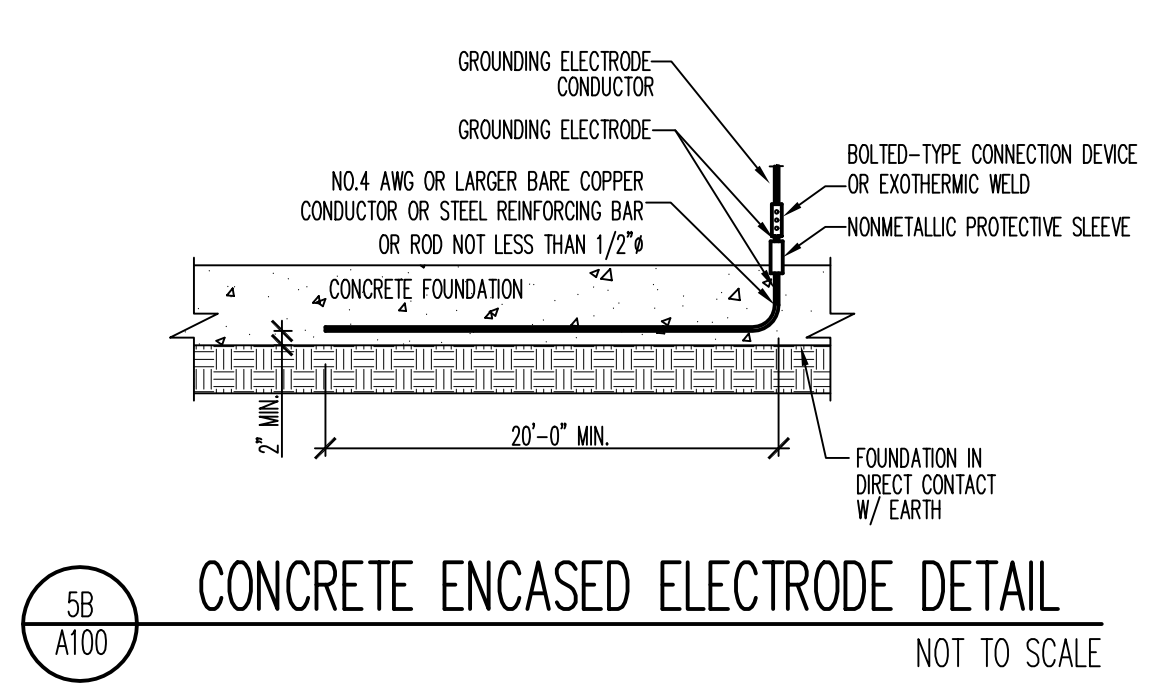
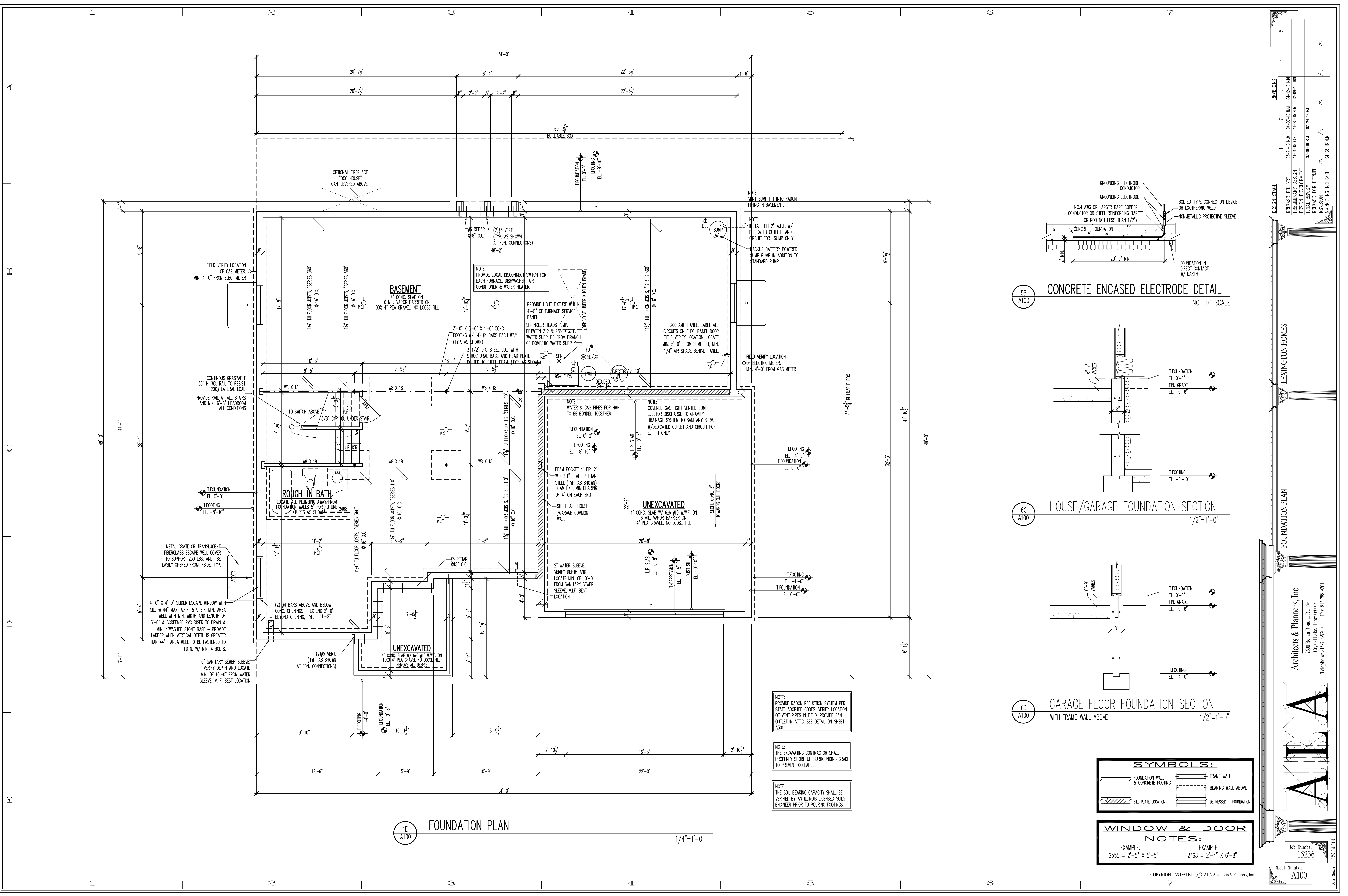
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2	04-07-16	PRELIMINARY DESIGN
3	04-12-16	PRELIMINARY DESIGN
4	04-12-16	PRELIMINARY DESIGN
5	04-12-16	PRELIMINARY DESIGN

LEXINGTON HOMES
MASTER PLAN

DRAWING INDEX

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Job Number: 15276000
Sheet Number: A000
File Name: 15276000



SYMBOLS:

- FOUNDATION WALL & CONCRETE FOOTING
- SILL PLATE LOCATION
- FRAME WALL
- BEARING WALL ABOVE
- DEPRESSED T. FOUNDATION

WINDOW & DOOR NOTES:

EXAMPLE: 2555 = 2'-5" x 5'-5" EXAMPLE: 2468 = 2'-4" x 6'-8"

LEXINGTON HOMES

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ALA

Job Number: 15236
Sheet Number: A100
File Name: 15236100

REVISIONS

NO.	DATE	DESCRIPTION
1	04-23-15 NM	PRELIMINARY DESIGN
2	04-23-15 NM	DESIGN DEVELOPMENT
3	04-23-15 NM	FINAL REVIEW
4	04-23-15 NM	RELEASE FOR PERMIT
5	04-23-15 NM	CONSTRUCTION RELEASE

DESIGN STAGE: PRELIMINARY DESIGN

RELEASED BY: SPT

DATE: 04-23-15 NM

DESIGNED BY: SPT

DATE: 04-23-15 NM

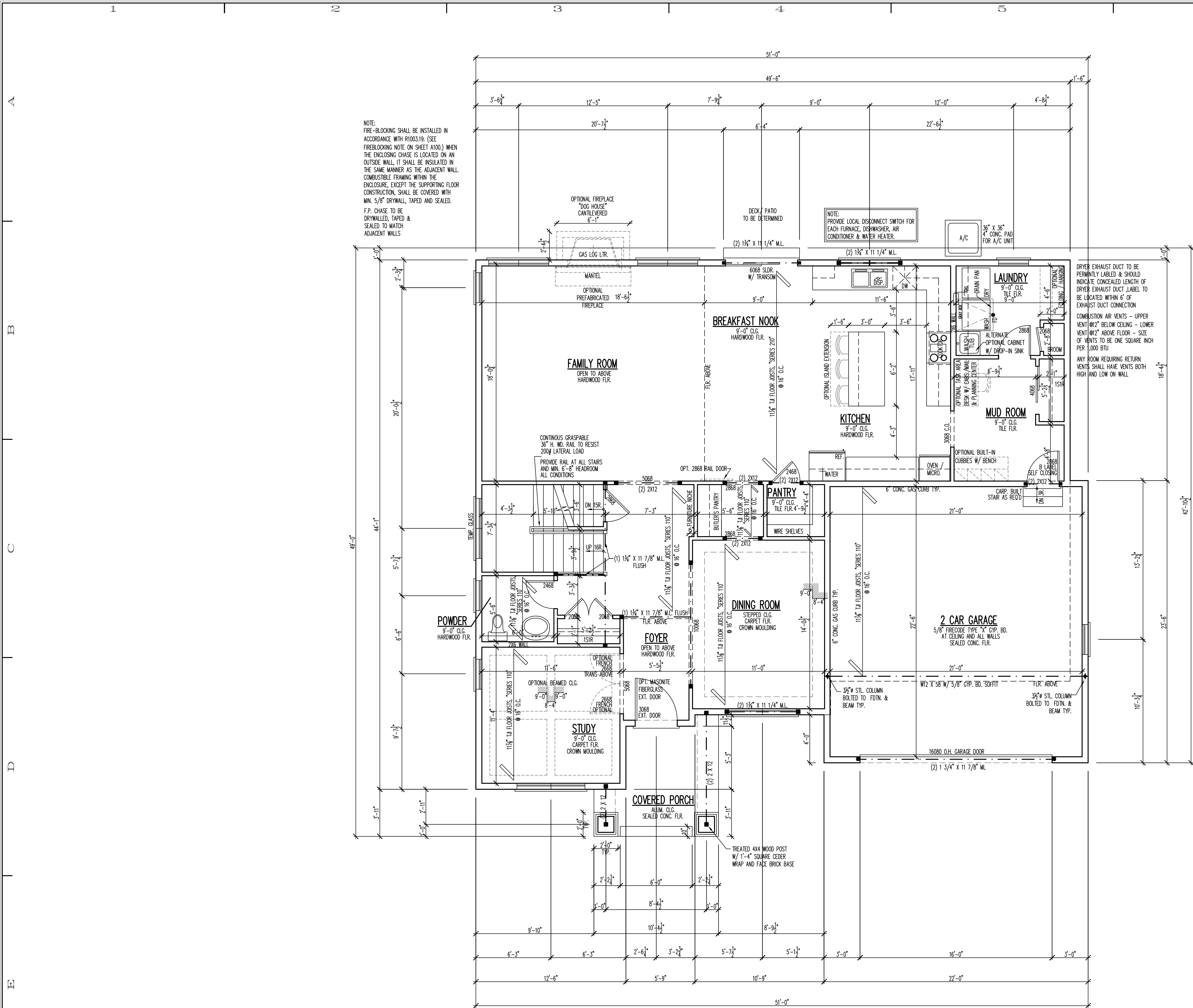
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DATE: 04-23-15 NM

APPROVED BY: SPT

DATE: 04-23-15 NM

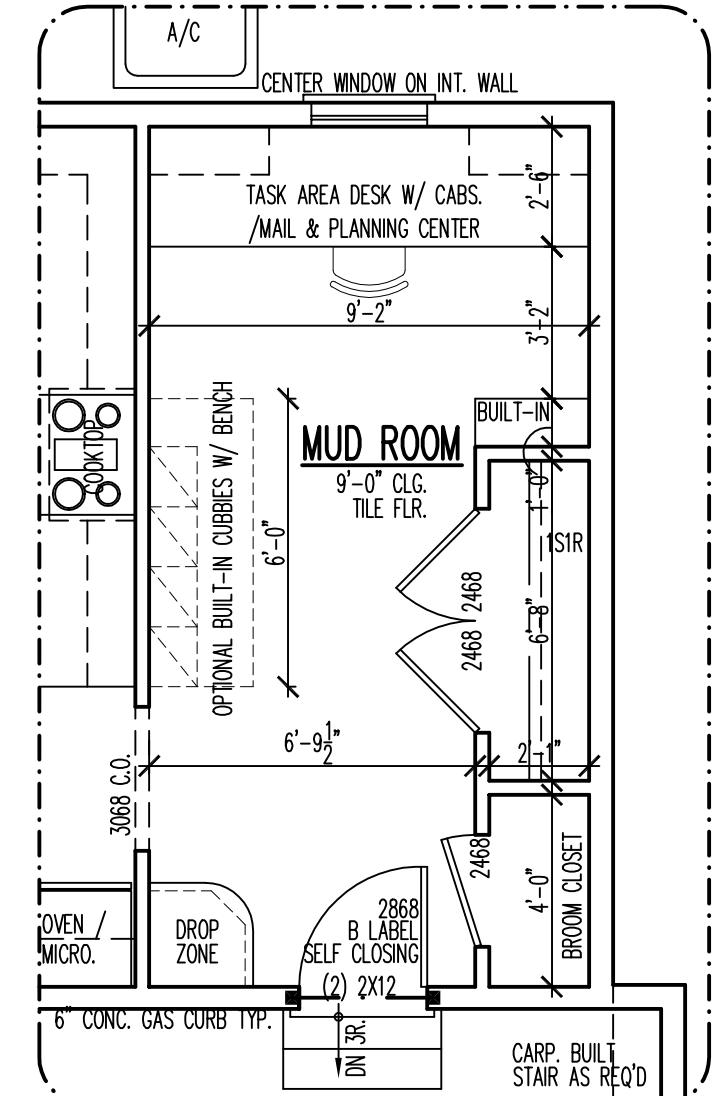
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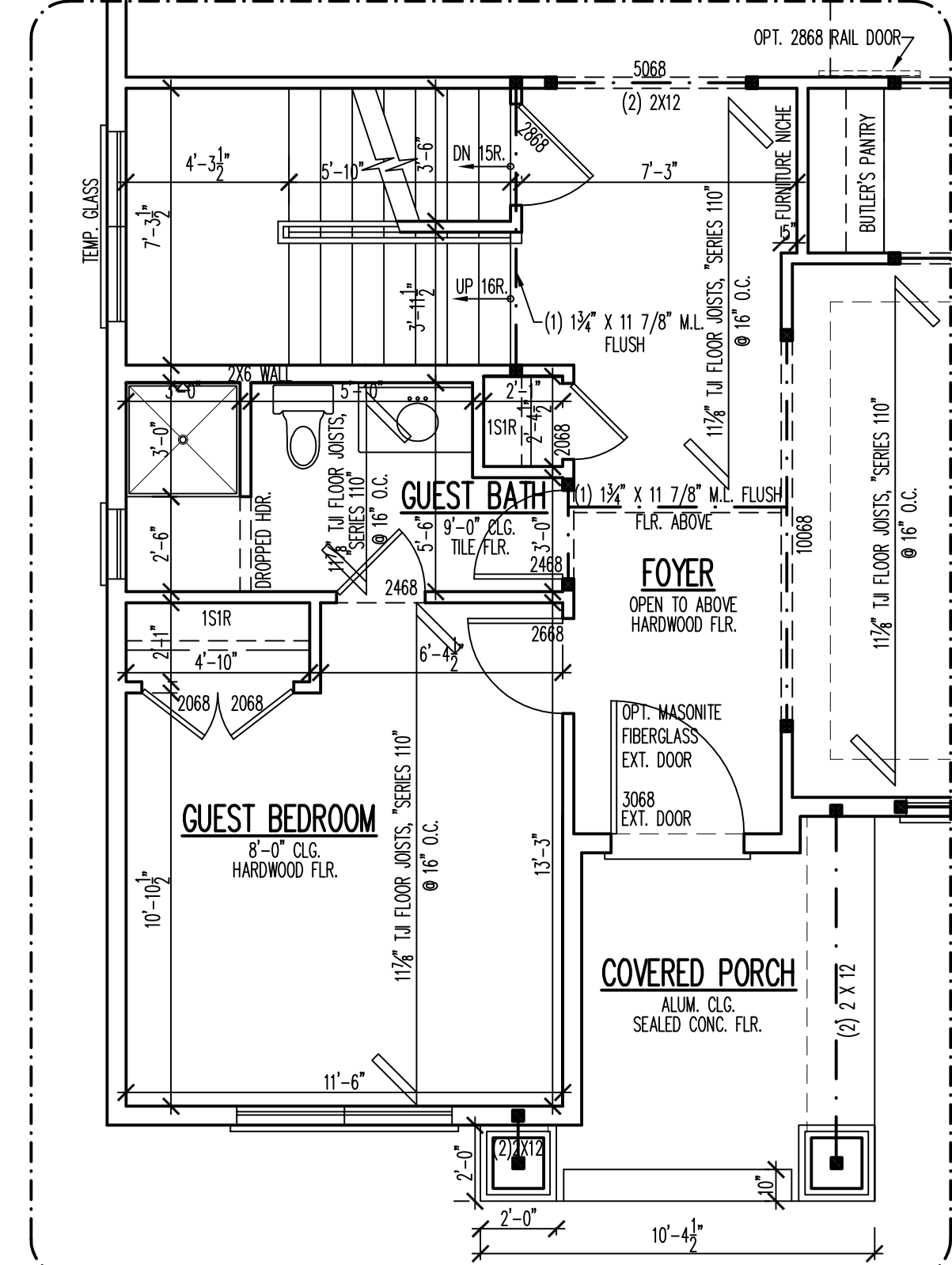
NOTE:
FIRE-BLOCKING SHALL BE INSTALLED IN
ACCORDANCE WITH R1003.19. (SEE
FIREBLOCKING NOTE ON SHEET A100.) WHEN
THE ENCLOSING CHASE IS LOCATED ON AN
OUTSIDE WALL, IT SHALL BE INSULATED IN
THE SAME MANNER AS THE ADJACENT WALL.
COMBUSTIBLE FRAMING WITHIN THE
ENCLOSURE, EXCEPT THE SUPPORTING FLOOR
CONSTRUCTION, SHALL BE COVERED WITH
MIN. 5/8" DRYWALL, TAPED AND SEALED.
F.P. CHASE TO BE
DRYWALLED, TAPED &
SEALED TO MATCH
ADJACENT WALLS

NOTE:
PROVIDE LOCAL DISCONNECT SWITCH FOR
EACH FURNACE, DISHWASHER, AIR
CONDITIONER & WATER HEATER.

DRYER EXHAUST DUCT TO BE
PERMITTIVELY LABELED & SHOULD
INDICATE CONCEALED LENGTH OF
DUCT EXHAUST DUCT LABEL TO
BE LOCATED WITHIN 6" OF
EXHAUST DUCT CONNECTION
COMBUSTION AIR VENTS - UPPER
VENT @12" BELOW CEILING - LOWER
VENT @12" ABOVE FLOOR - SIZE
OF VENTS TO BE ONE SQUARE INCH
PER 1,000 BTU
ANY ROOM REQUIRING RETURN
VENTS SHALL HAVE VENTS BOTH
HIGH AND LOW ON WALL



OPTIONAL
MUD ROOM W/ TASK AREA
1/4"=1'-0"



OPTIONAL
1ST FLR. GUEST SUITE
1/4"=1'-0"

ALA SQUARE FOOTAGE	
FIRST FLOOR	1578
SECOND FLOOR	1425
RESIDENCE TOTAL	3003
2 CAR GARAGE	497

FIRST FLOOR PLAN

1/4"=1'-0"

REVISIONS	
1	04-07-16 NM
2	04-07-16 NM
3	04-12-16 NM
4	11-15-15 DM
5	12-09-15 DM

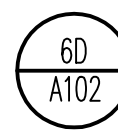
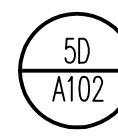
DESIGN STAGE	
RELEASE FOR PERMIT	04-08-16 NM
MARKETING RELEASE	04-08-16 NM

FIRST FLOOR PLAN	
PLAN OPTIONS	

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ALA

Job Number: 15236
Sheet Number: A101



STAGE



1C
A200

REAR ELEVATION

1/4"=1'-0"

ELEVATION NOTES:

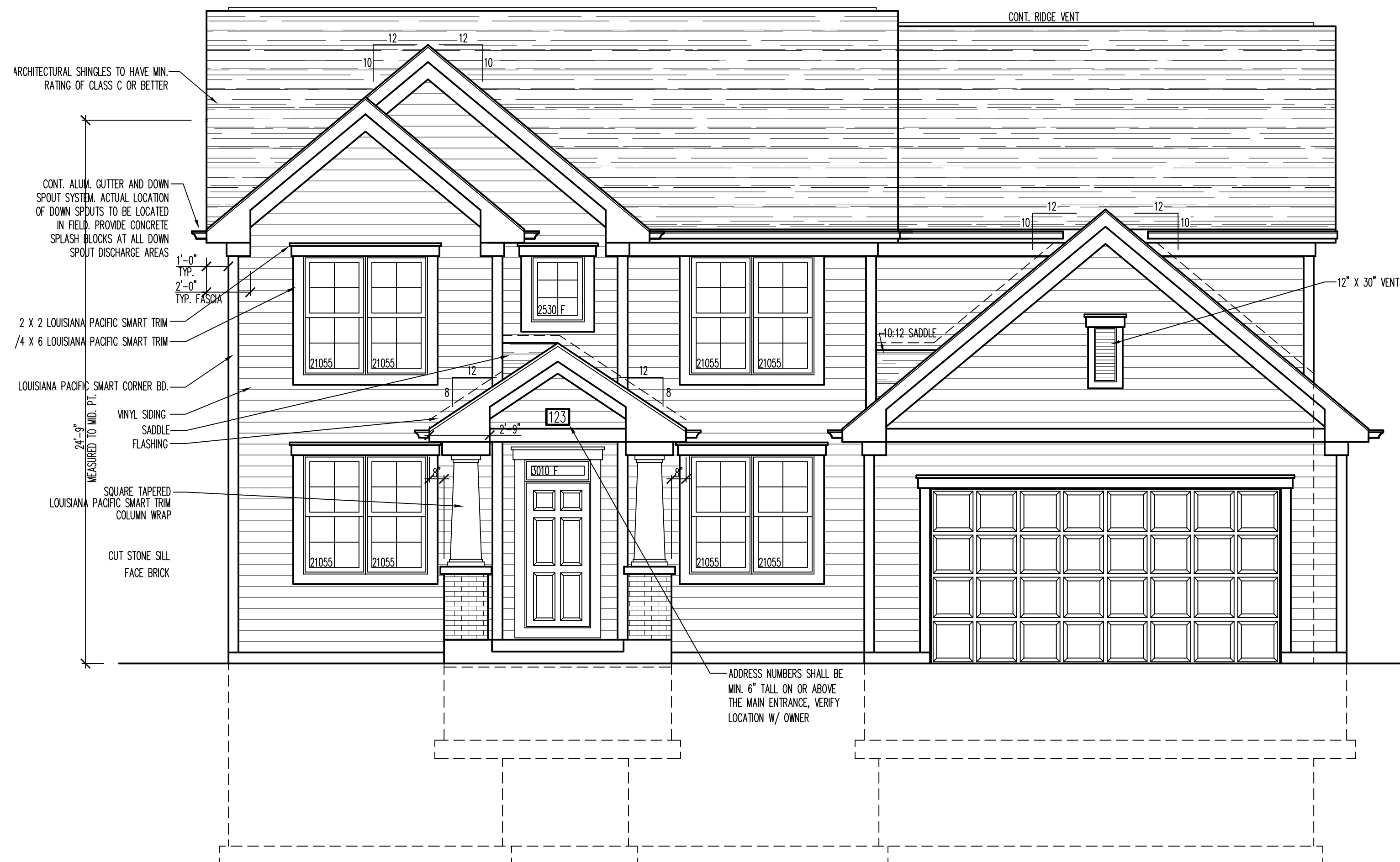
- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES:

- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2655 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

ELEVATION SYMBOLS:

- "E" - EGRESS WINDOW
- "T" - TEMPERED GLASS
- "F" - FIXED WINDOW



4E
A200

FRONT ELEVATION

1/4"=1'-0"

LEXINGTON HOMES

FRONT ELEVATION
REAR ELEVATION

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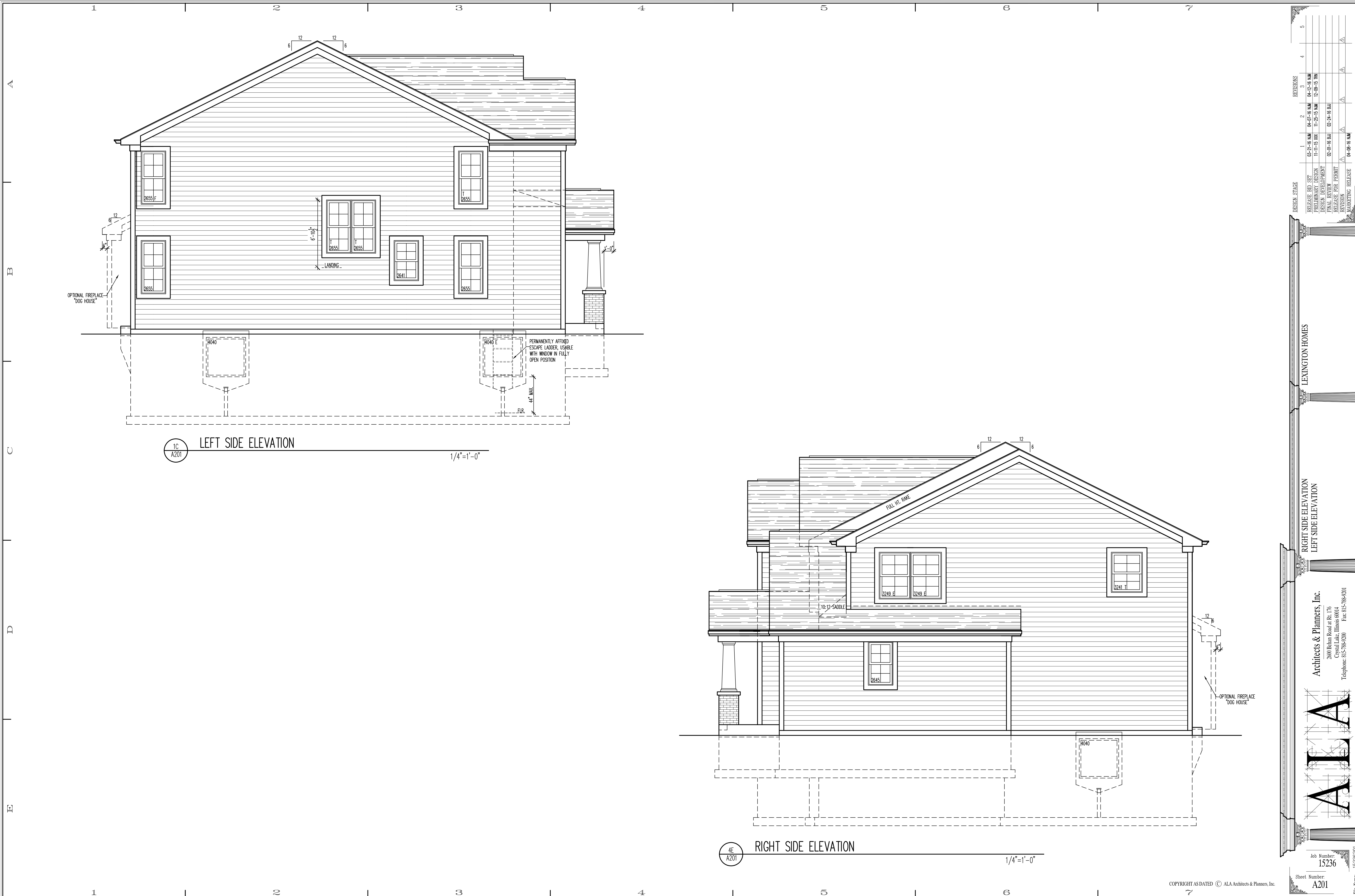
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Job Number
15236

Sheet Number
A200

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1C
A201
LEFT SIDE ELEVATION
1/4"=1'-0"

4E
A201
RIGHT SIDE ELEVATION
1/4"=1'-0"

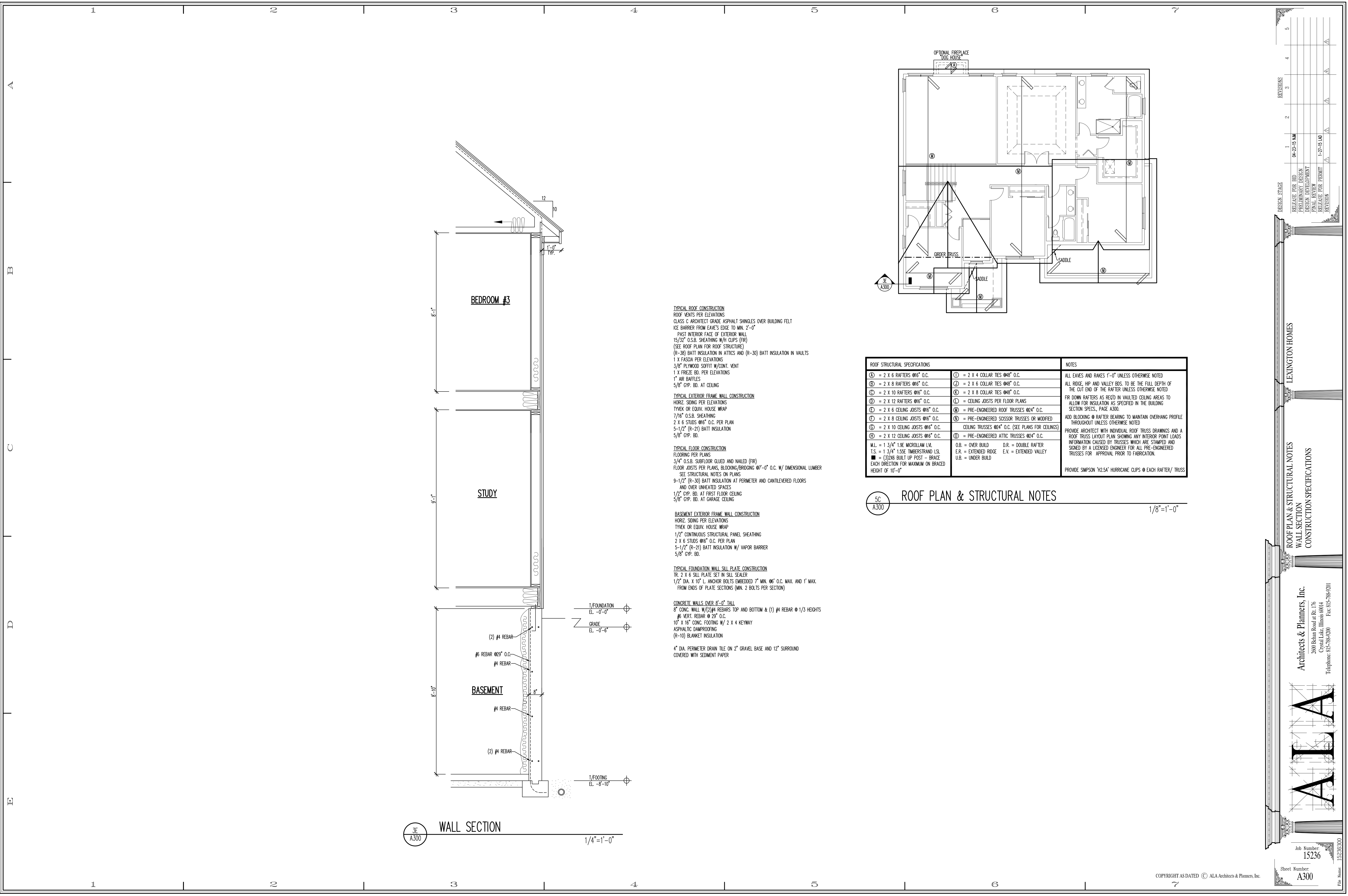
LEXINGTON HOMES

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

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Job Number: 15236
Sheet Number: A201
The Name: 15236/201

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DESIGN STAGE		1	2	3	4	5
RELEASE FOR BID	04-23-15 NM					
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
SCHEMATIC DESIGN						
PERMIT REVIEW						
PERMIT FOR TRUMP	1-27-15 UD					
REVISION						

LEXINGTON HOMES

ROOF PLAN & STRUCTURAL NOTES

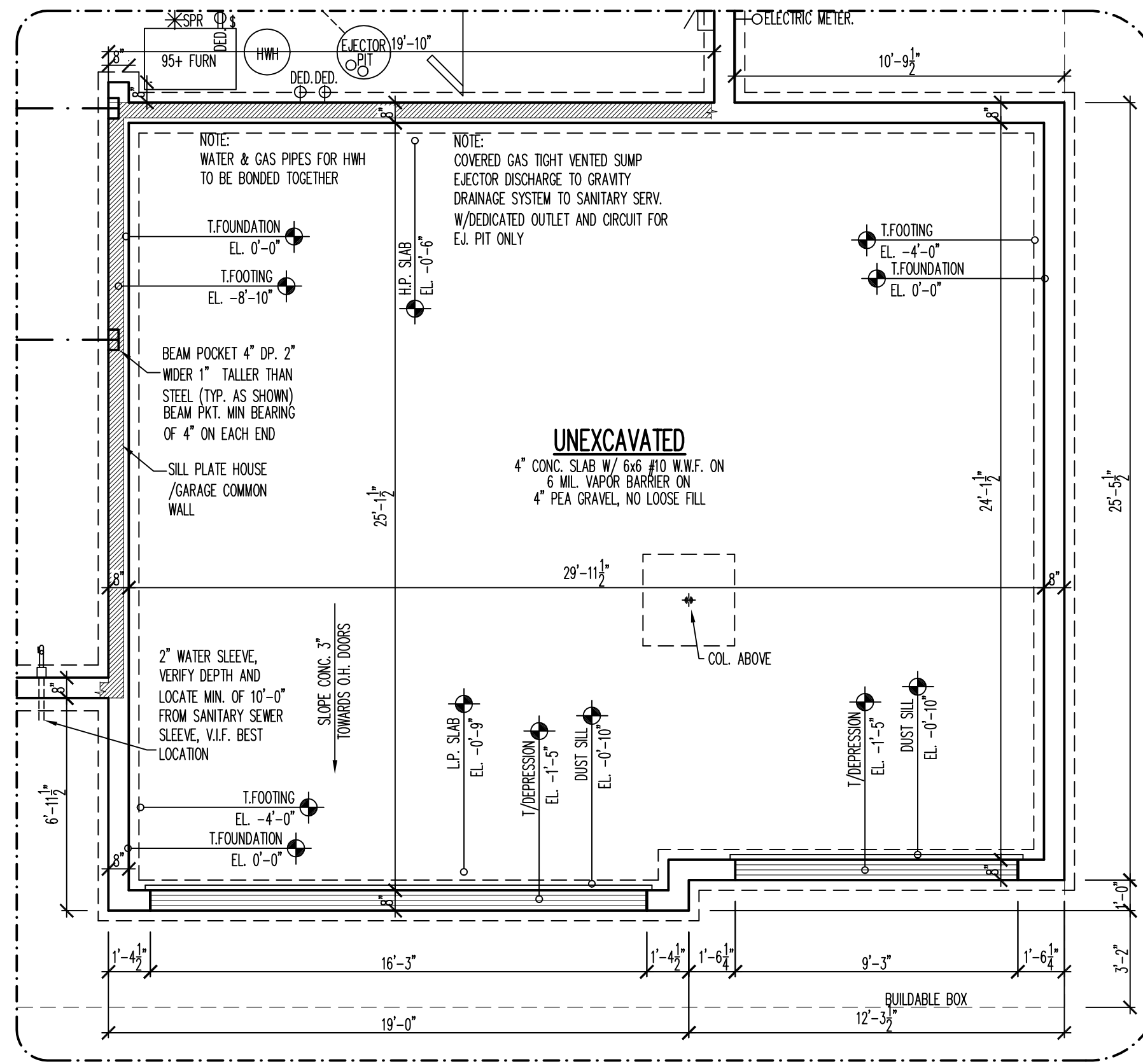
WALL SECTION

CONSTRUCTION SPECIFICATIONS

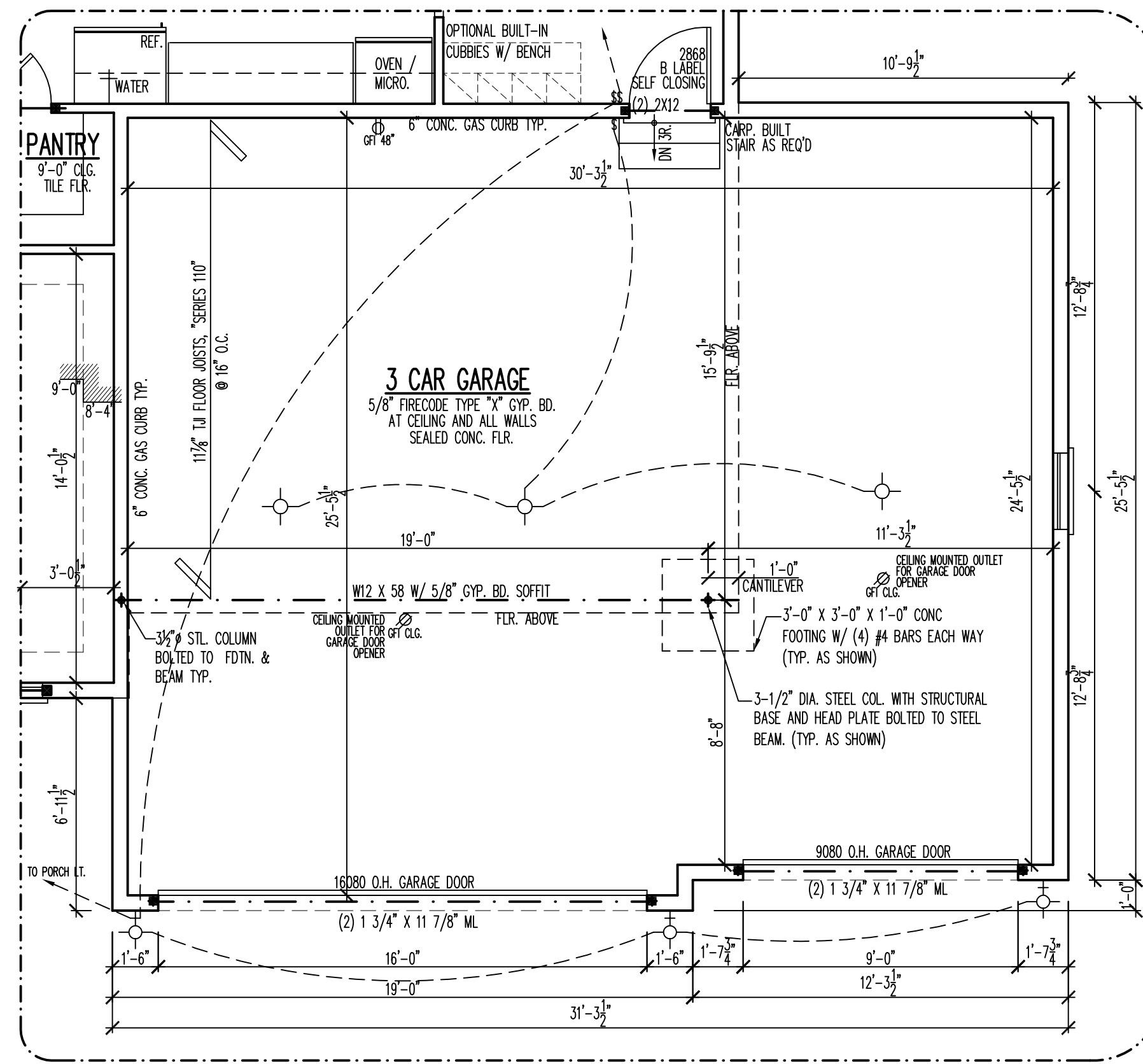
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ALA

Job Number: 15236
Sheet Number: A300
File Name: 15236-0300

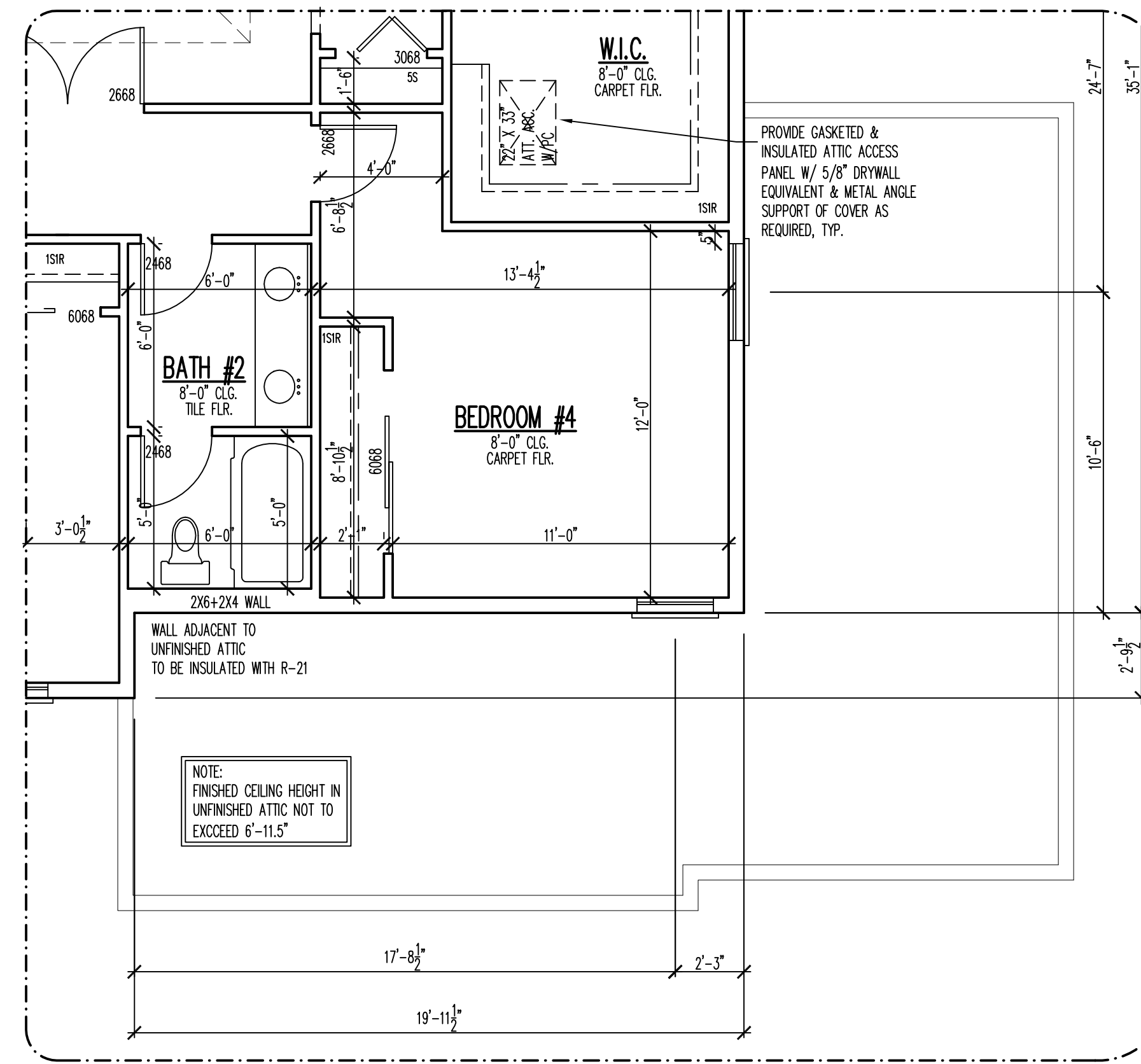


1C A500 FOUNDATION PLAN W/ OPT. 3 CAR GARAGE
1/4"=1'-0"

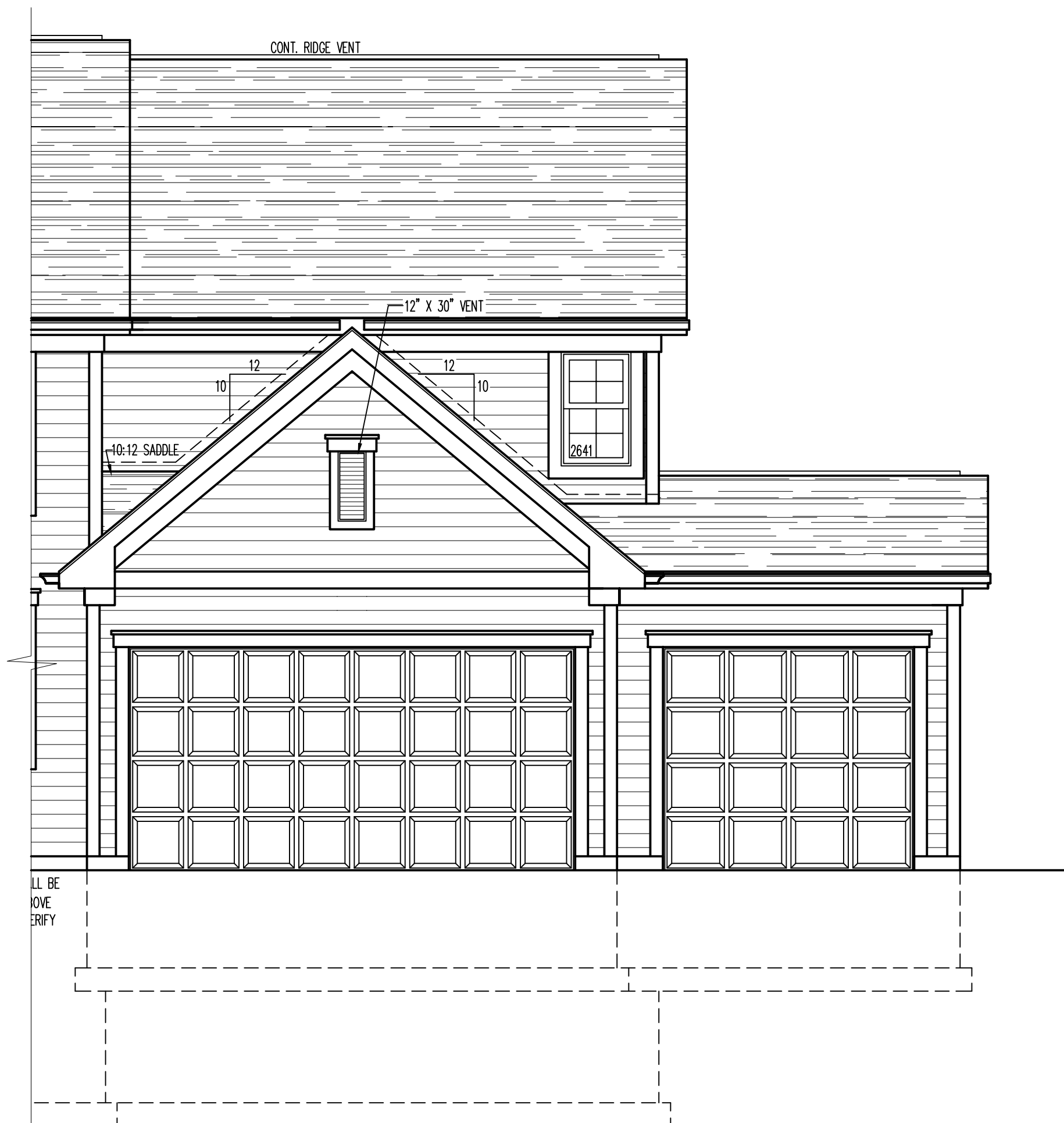


3C A500 FIRST FLOOR PLAN W/ OPT. 3 CAR GARAGE
1/4"=1'-0"

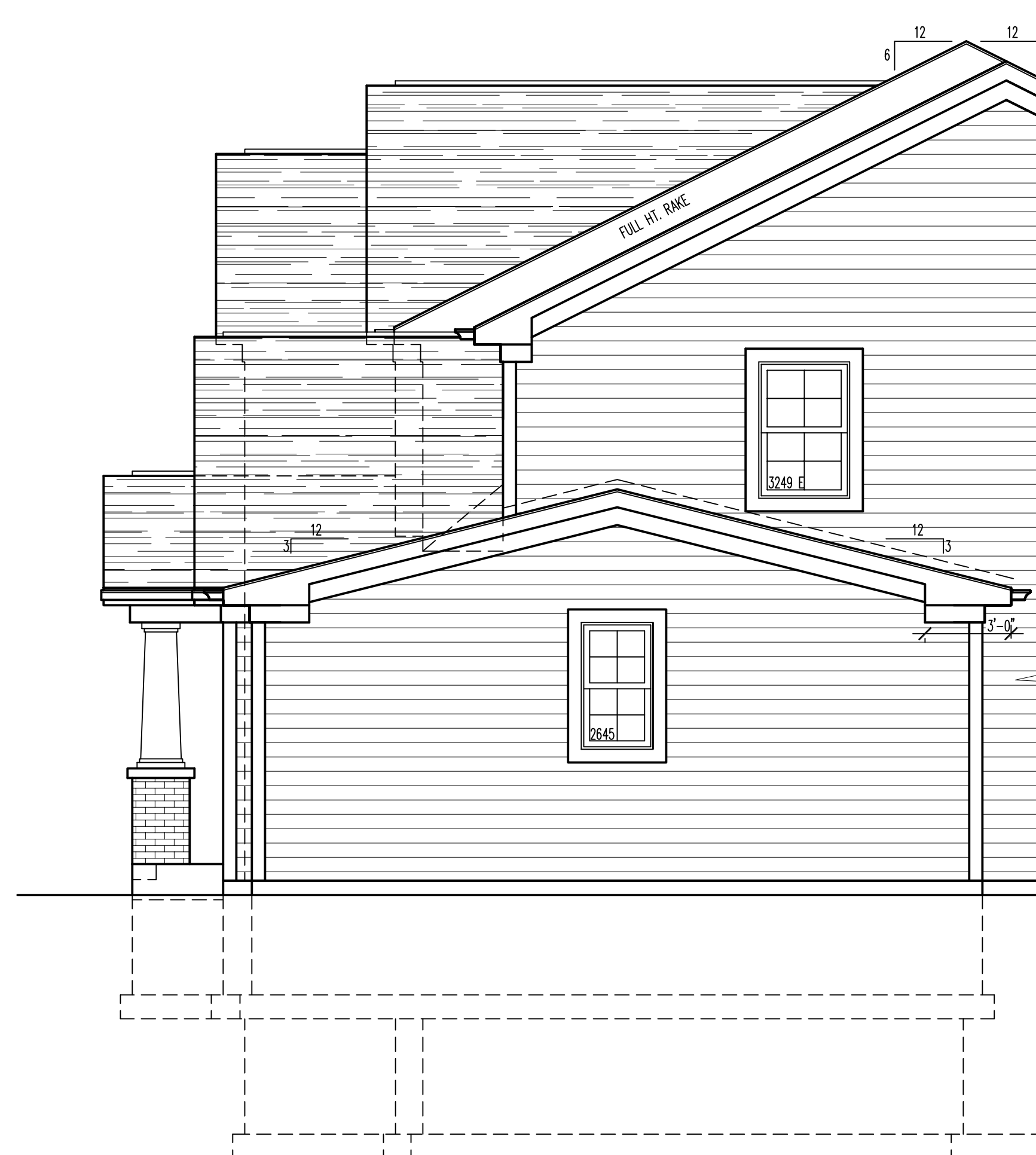
ALA SQUARE FOOTAGE	
3 CAR GARAGE	796



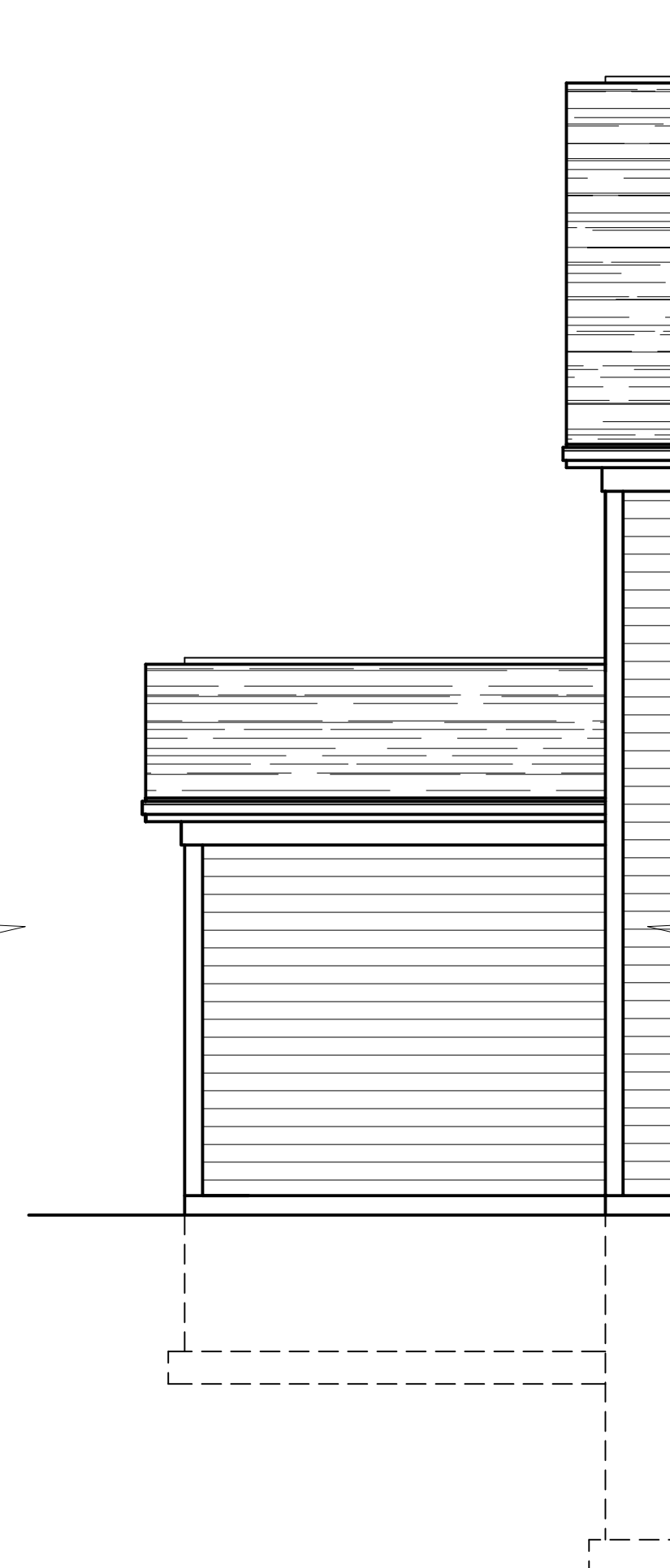
6C A500 SECOND FLOOR PLAN W/ OPT. 3 CAR GARAGE
1/4"=1'-0"



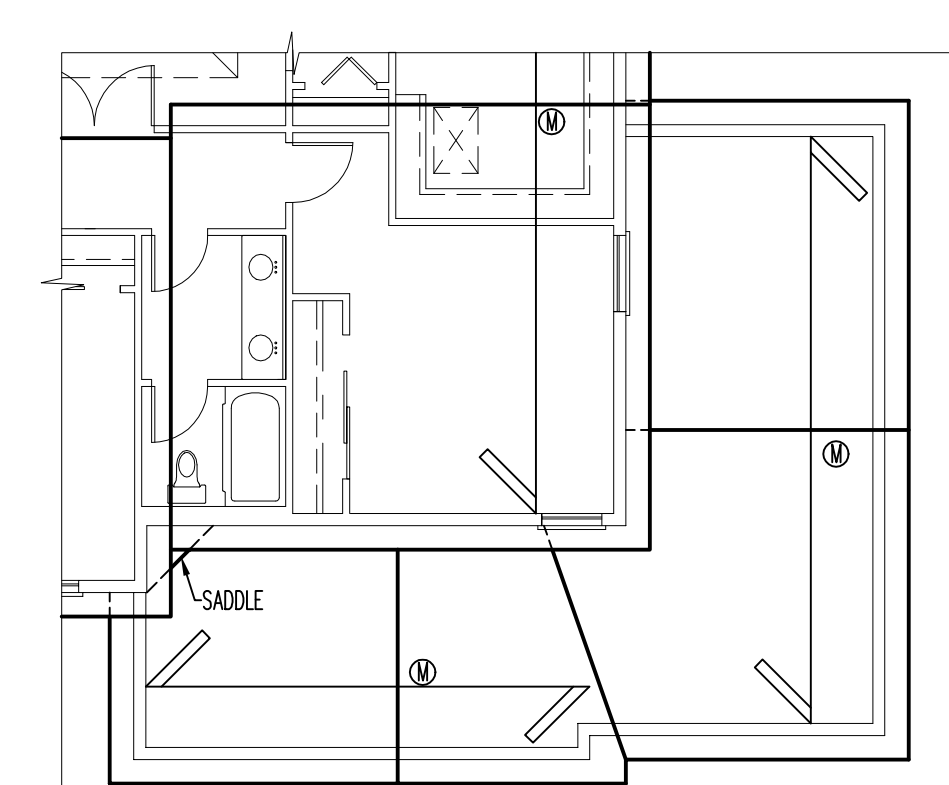
1E A500 FRONT ELEVATION W/ 3 CAR GAR.
1/4"=1'-0"



3E A500 RIGHT SIDE ELEVATION W/ 3 CAR GAR.
1/4"=1'-0"



5E A500 REAR ELEVATION W/ 3 CAR GAR.
1/4"=1'-0"



6D A500 ROOF PLAN W/ 3 CAR GAR.
1/8"=1'-0"

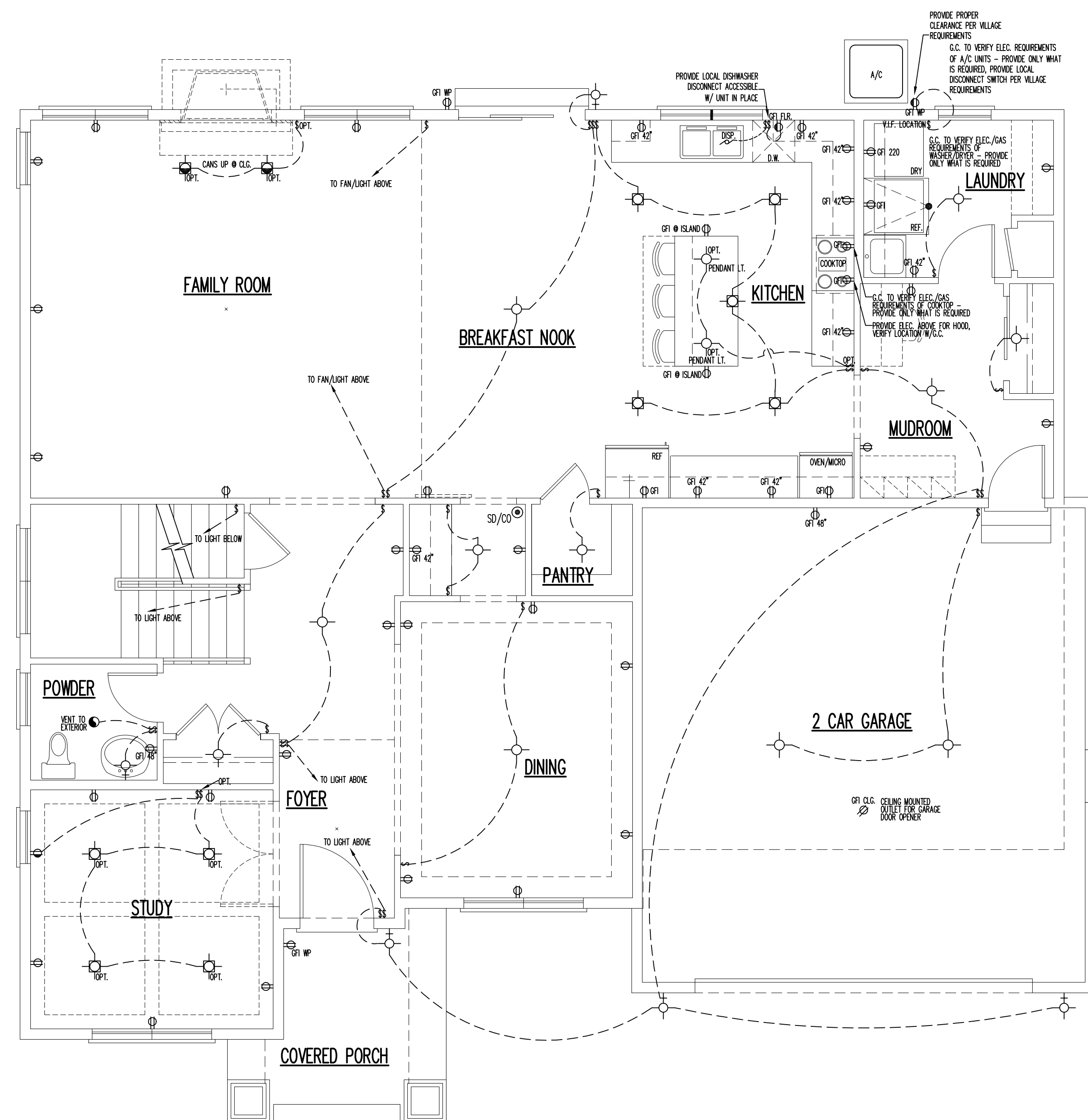
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	PRELIMINARY DESIGN	11-11-15 NM	11-25-15 NM	12-09-15 NM	12-09-15 NM	
	DESIGN DEVELOPMENT	02-01-16 NM	02-24-16 NM	02-24-16 NM	02-24-16 NM	
	FINAL REVIEW	02-01-16 NM	02-24-16 NM	02-24-16 NM	02-24-16 NM	
	RELEASE FOR PERMIT	02-01-16 NM	02-24-16 NM	02-24-16 NM	02-24-16 NM	
	REVISION	02-01-16 NM	02-24-16 NM	02-24-16 NM	02-24-16 NM	
	MARKETING RELEASE	04-06-16 NM	04-06-16 NM	04-06-16 NM	04-06-16 NM	

LEXINGTON HOMES

OPTIONAL 3 CAR GARAGE
PLANS & ELEVATIONS

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ALA
Job Number: 15236
Sheet Number: A500
File Name: 15236-500



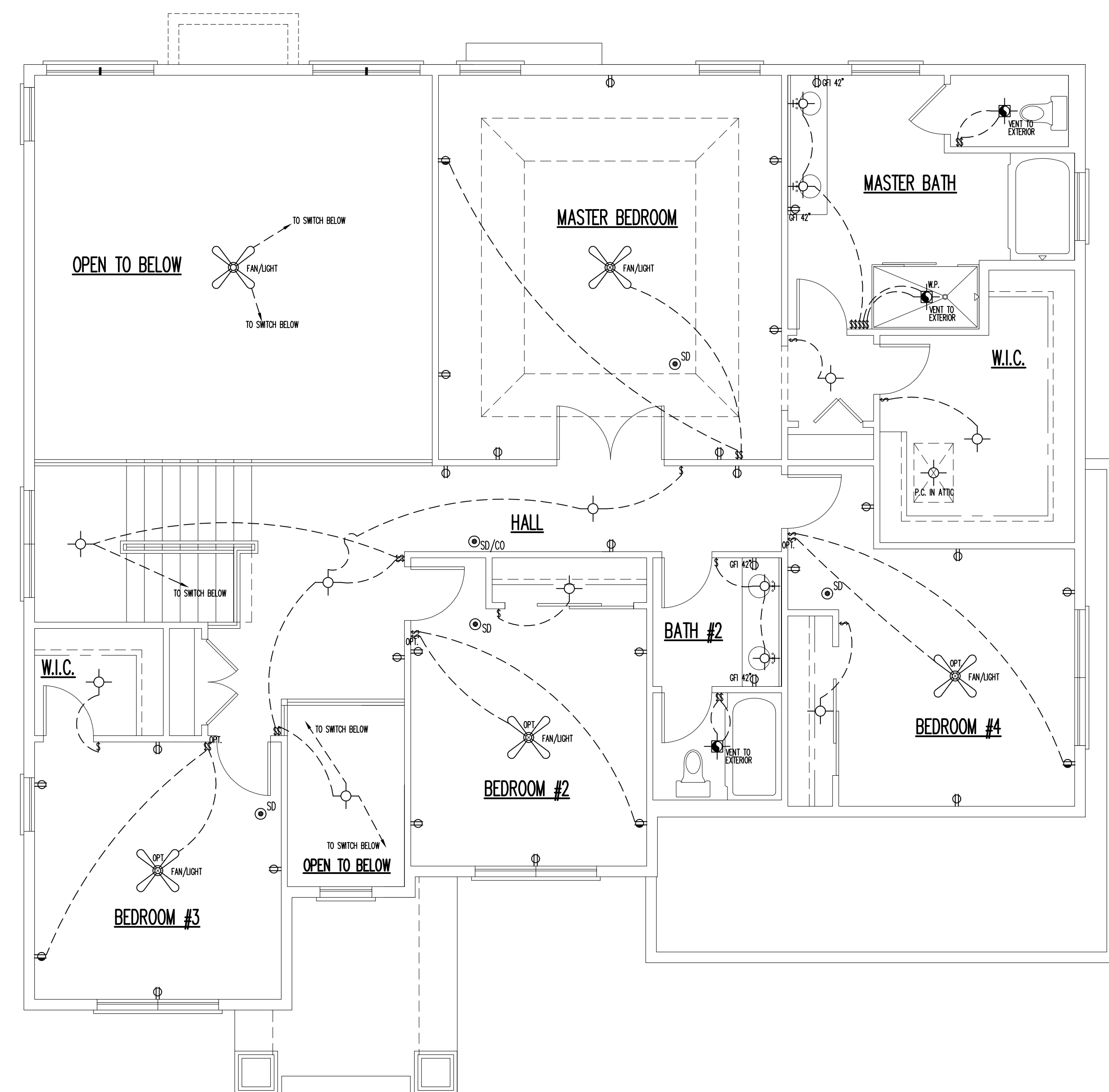
1D
E101

FIRST FLOOR ELECTRICAL PLAN

$$1/4'' = 1' - 0''$$

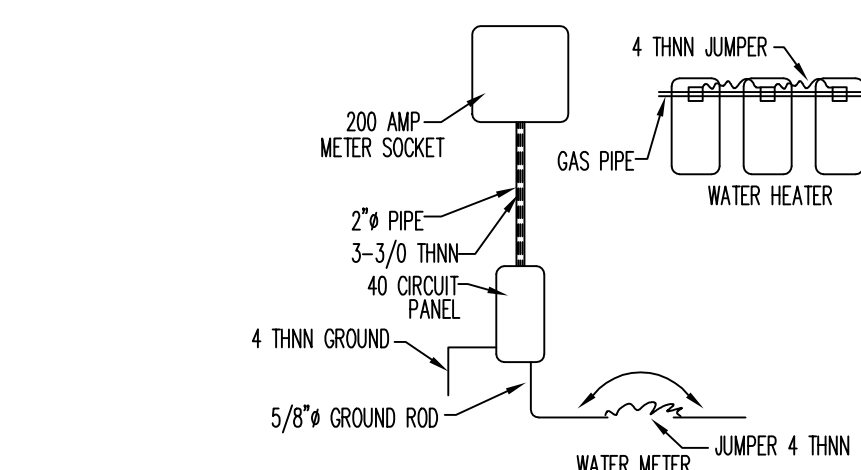
NOTE:
PROVIDE LOCAL DISCONNECT SWITCH FOR
EACH FURNACE, DISHWASHER, AIR
CONDITIONER & WATER HEATER.

PROVIDE TV JACK IN EVERY
BEDROOM & FAMILY ROOM, AND
PHONE JACK IN MASTER BEDROOM
& KITCHEN



4D
E101

SECOND FLOOR ELECTRICAL PLAN

$$1/4'' = 1' - 0''$$


ELECTRIC GROUNDING DETAIL

NOT TO SCALE

SYMBOLS:

→ TELEVISION JACK	→ TELEPHONE JACK	→ HDMI JACK
→ DUPLEX OUTLET	→ SWITCHED DUPLEX OUTLET	\$ SWITCH
→ QUAD. OUTLET	→ DOOR ACTIVATED SWITCH	\$ GARAGE DOOR OPENER
→ EXHAUST FAN, VENTED TO EXTERIOR		→ 1/4" HARD WIRED CARBON MONOXIDE DETECTOR // BATTERY BACKUP
→ EXHAUST FAN/LIGHT, VENTED TO EXTERIOR		→ 110V SMOKE DETECTOR
→ DIRECTIONAL, RECESSED CAN LT.		→ WIRED IN SERIES // BATTERY BACKUP
→ RECESSED CAN LIGHT		→ RUN ON DEDICATED CIRCUIT
→ UNDER CABINET LIGHT		→ LAMP // POST
→ UNDER CABINET LED LIGHT STRIP		→ EXTERIOR SPT. LT. WITH MOTION DET.
→ WALL MOUNTED LIGHT FIXTURE		→ FAN/LIGHT CEILING MOUNTED FIXTURE
→ CEILING MOUNTED LIGHT FIXTURE		→ AUDIO SYSTEM OUTLET JACK
→ FLUORESCENT LIGHT FIXTURE		

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DESIGN STAGE	REVISIONS				
	1	2	3	4	5
RELEASE BID SET	03-2-16 NM	04-07-16 NM	04-12-16 NM		
PRELIMINARY DESIGN	11-11-15 XXX	11-25-15 NM	12-09-15 PM		
DESIGN DEVELOPMENT					
FINAL REVIEW		02-16-16 BAU	02-24-16 BAU		
RELEASE FOR PERMIT					
REVISION	A	A	A		A
MARKETING RELEASE					

LEVINSON, H. J.

FIRST FLOOR ELECTRICAL PLAN
 SECOND FLOOR ELECTRICAL PLAN
 ELECTRIC GROUNDING DETAIL

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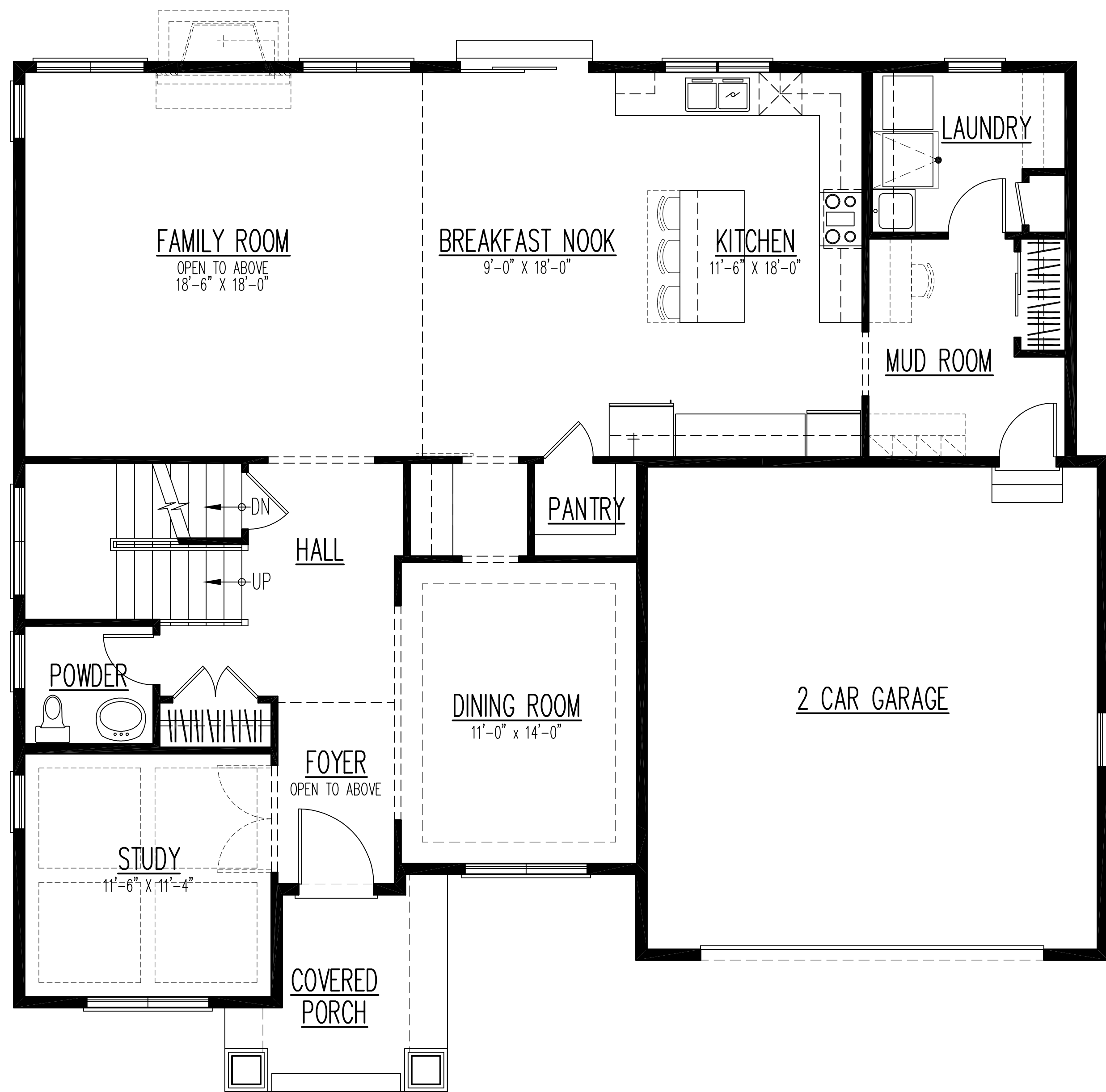
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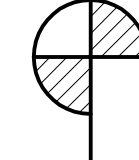
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Job Number:
15236

Sheet Number: E101

File Name: 15236E101





FIRST FLOOR PLAN
STANDARD

PLAN #15236

SQUARE FOOTAGE:

FIRST FLOOR:

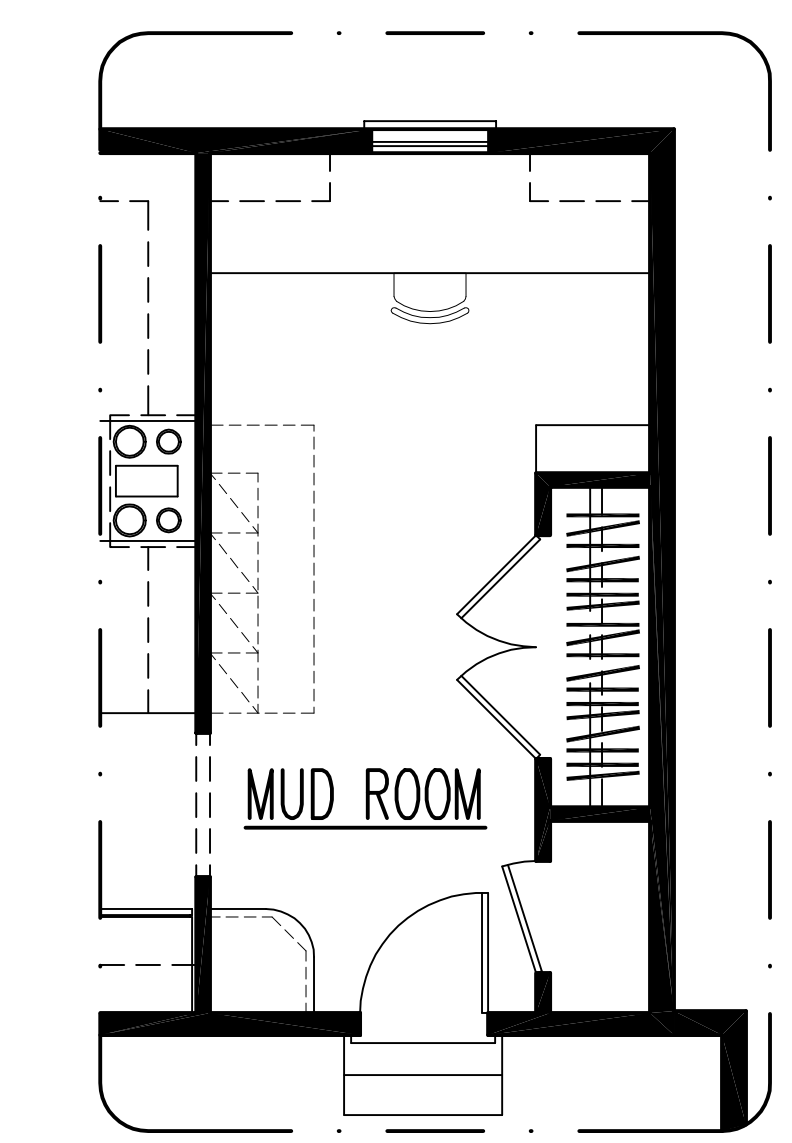
1,578

SECOND FLOOR:

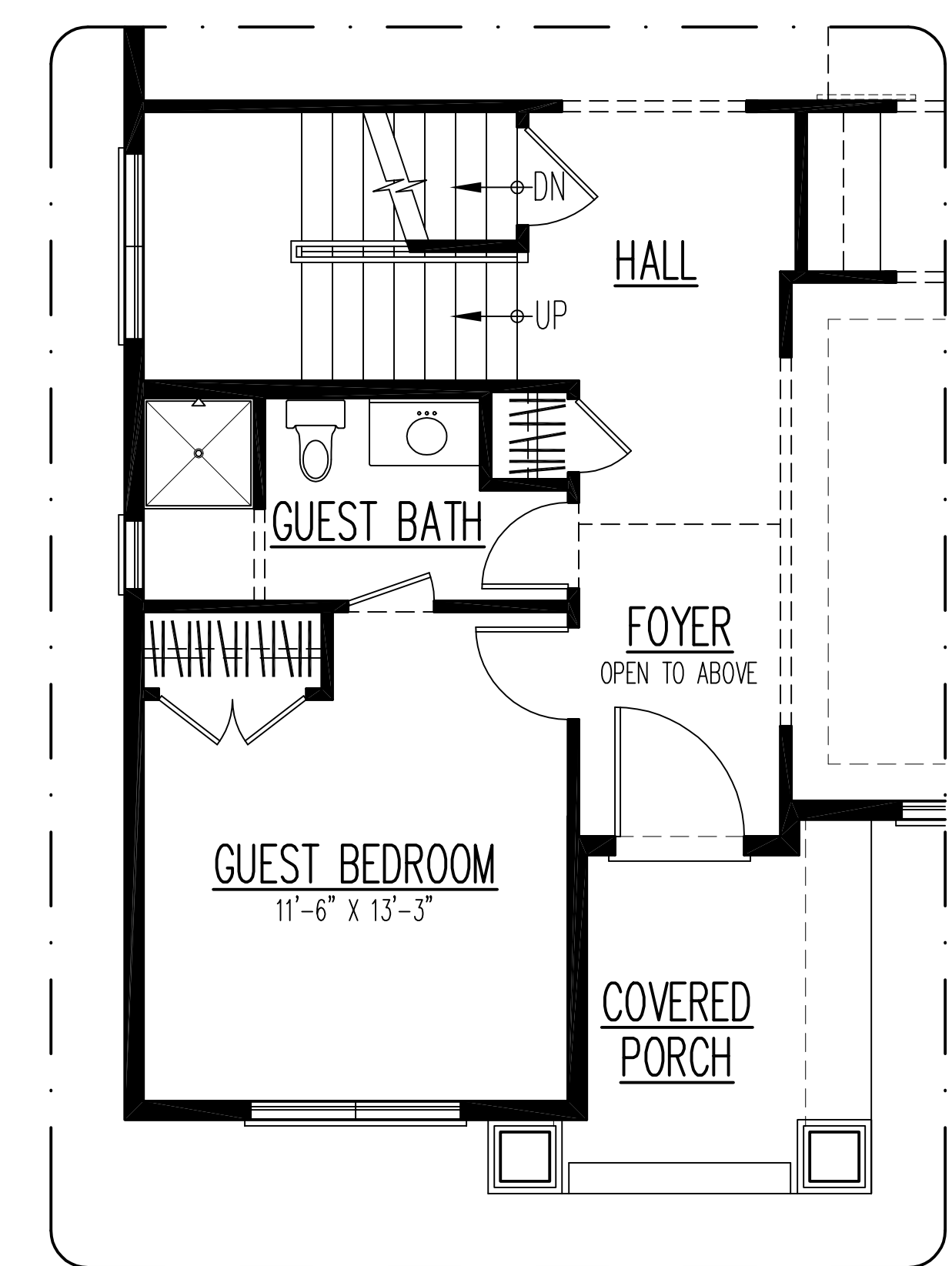
1,425

TOTAL LIVING SPACE:

3,003



OPTIONAL MUD ROOM W/ TASK AREA
(W/ 2ND FLR. LAUNDRY)



OPTIONAL 1ST FLR. GUEST SUITE
(BEDROOM #3 INCREASES TO 11'-6" X 13'-11")
1ST FLR. +24 S.F.
2ND FLR. +24 S.F.

REVISIONS		1	2	3	4	5
RELEASE FOR SET	03-27-16 MM	04-07-16 MM	04-27-16 MM	04-27-16 MM		
DESIGN DEVELOPMENT	11-17-15 MM	11-25-15 MM	12-09-15 MM			
DESIGN DEVELOPMENT	02-04-16 MM	02-24-16 MM				
FINAL REVIEW	02-04-16 MM					
RELEASE FOR PERMIT						
REVISION						
MARKETING RELEASE	04-06-16 MM					

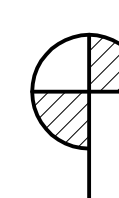
LEXINGTON HOMES

FIRST FLOOR PLAN
PLAN OPTIONS

ALA

Architects & Planners, Inc.
2600 Eagan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

Job Number: 15236
Sheet Number: M01
File Name: 15236.M01



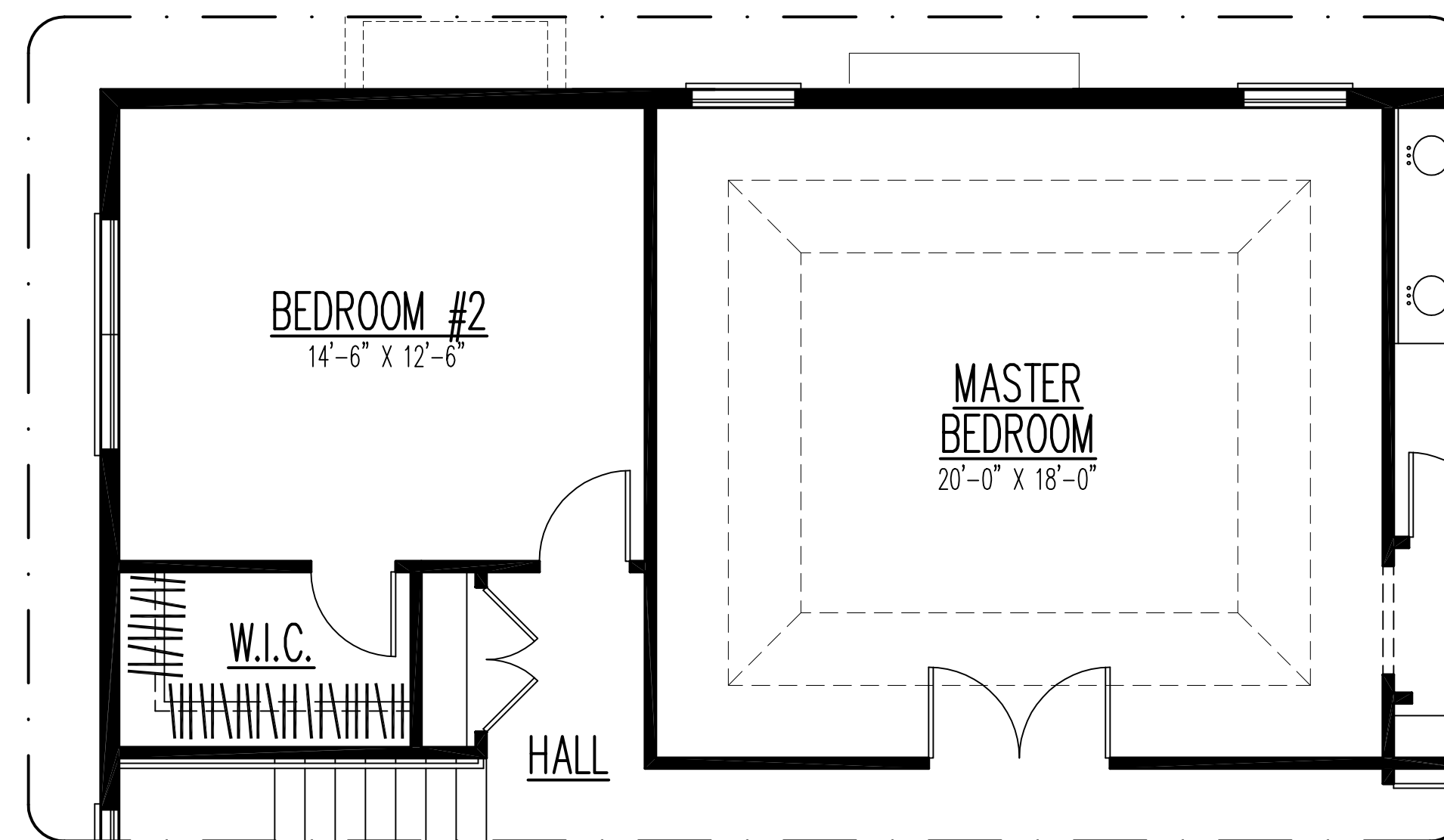
SECOND FLOOR PLAN

STANDARD

PLAN #15236

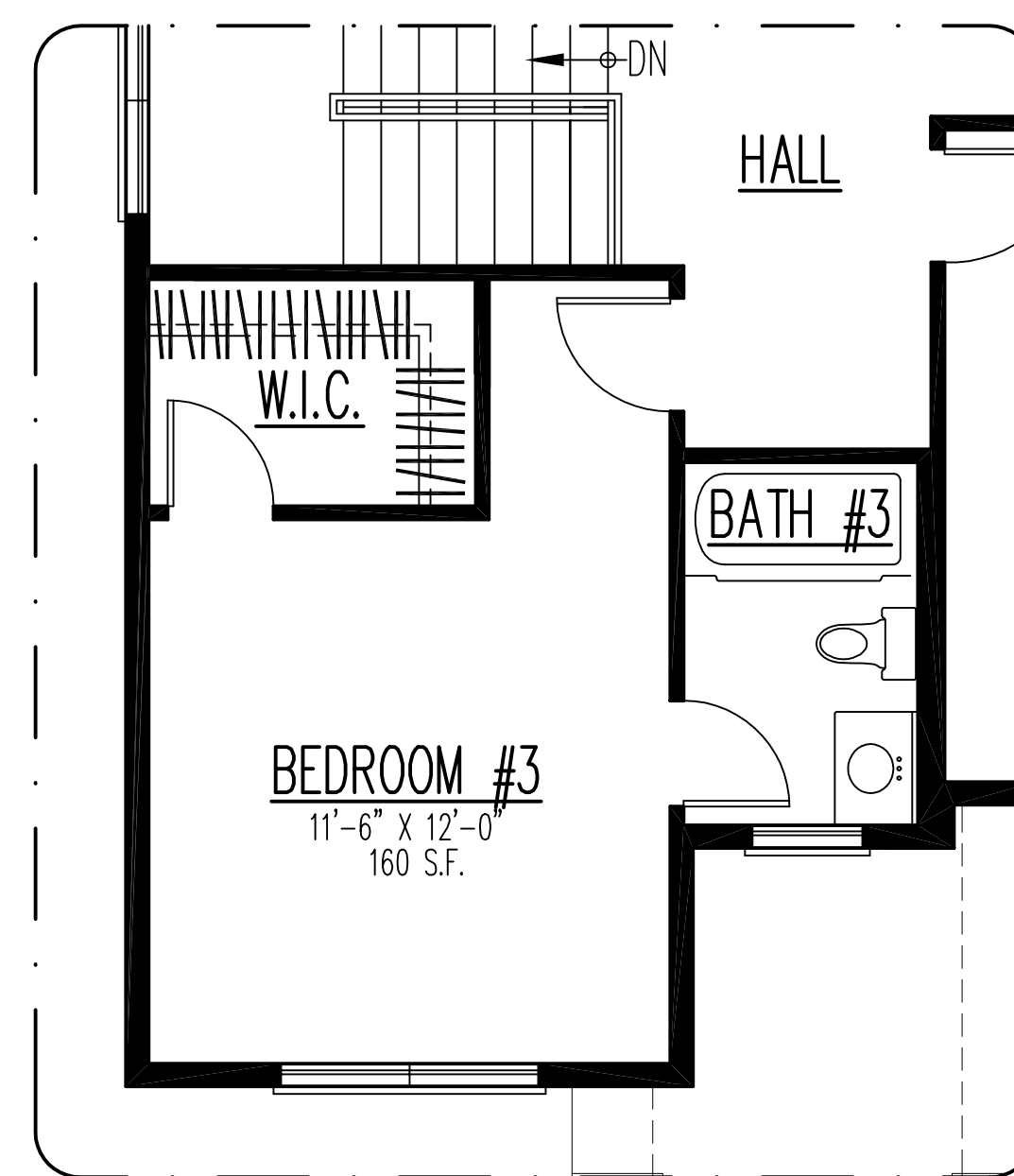
SQUARE FOOTAGE:

FIRST FLOOR: 1,578
SECOND FLOOR: 1,425
TOTAL LIVING SPACE: 3,003



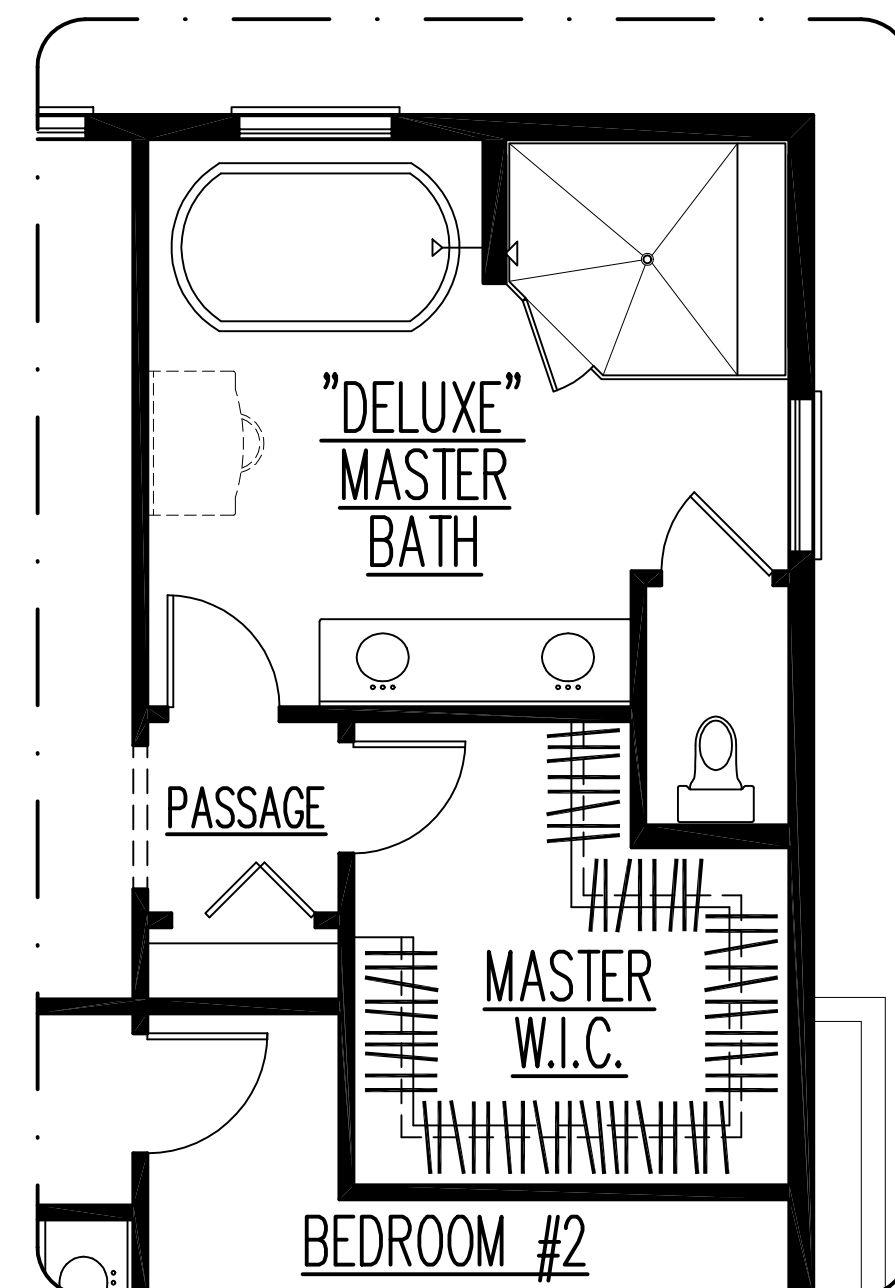
OPTIONAL BEDROOM #5 & ENLARGED MASTER

2ND FLR. +350 S.F.



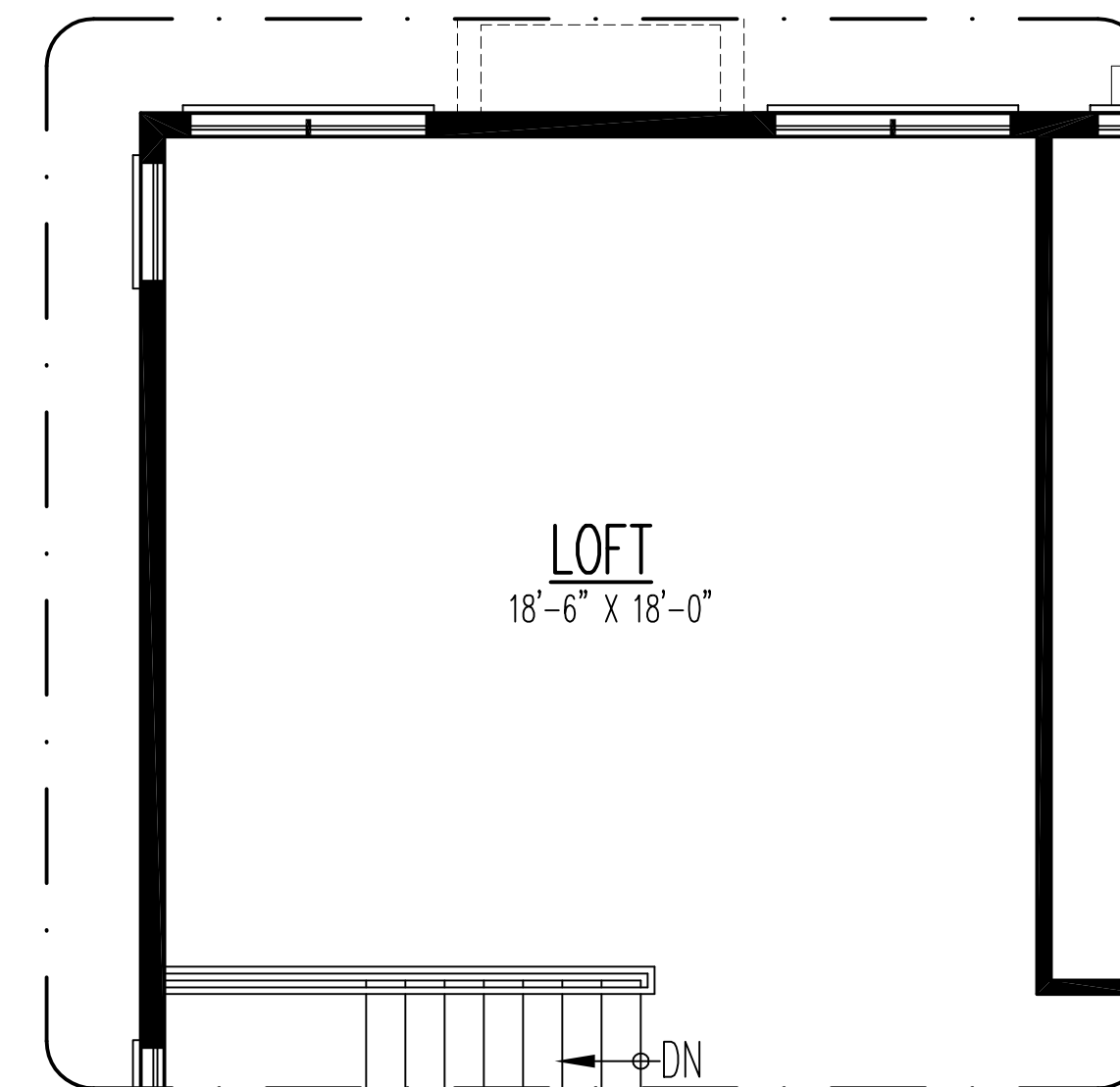
OPTIONAL BEDROOM #3 ENSUITE

2ND FLR. +46 S.F.



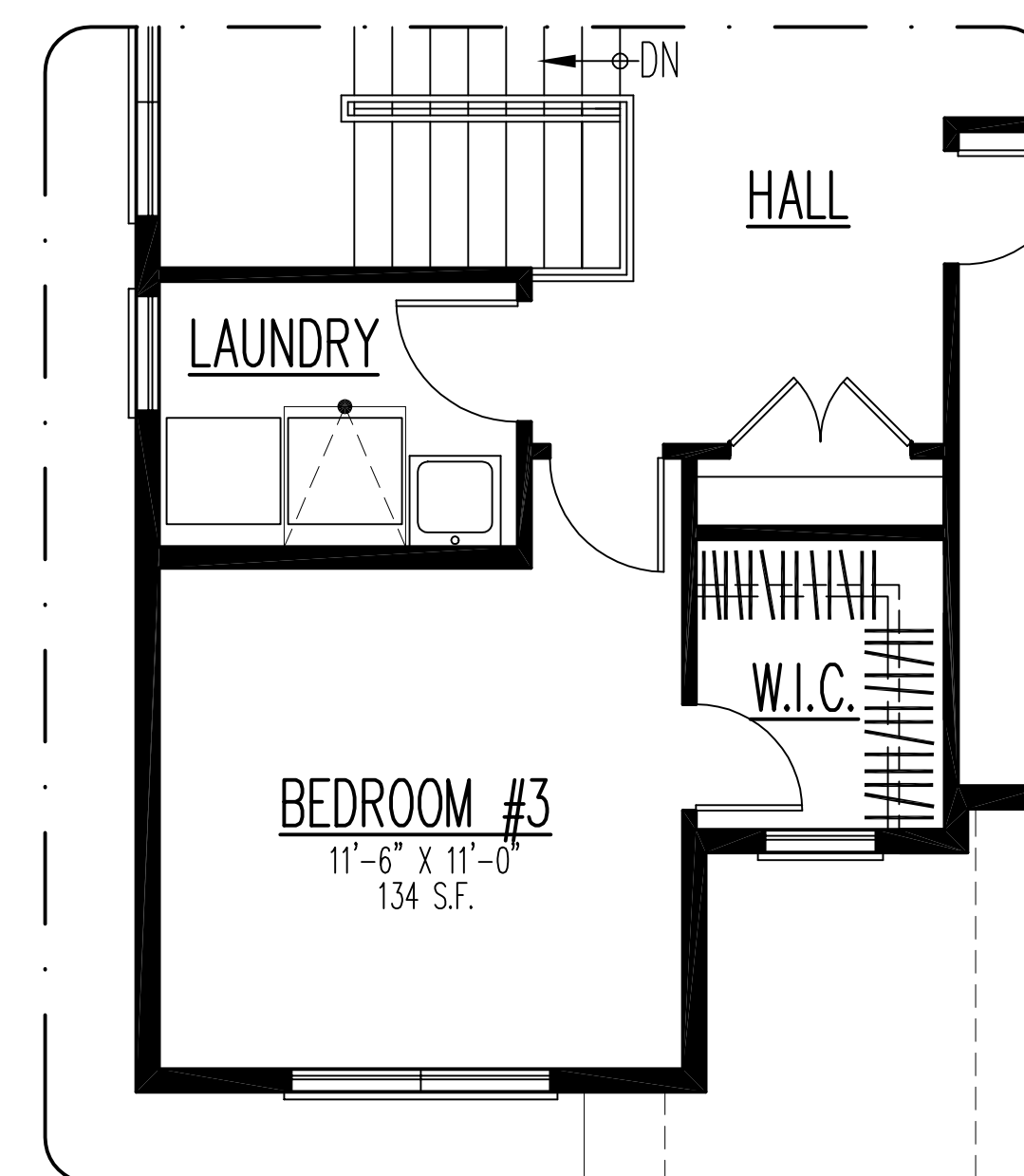
OPTIONAL "DELUXE" MASTER BATH

2ND FLR. +46 S.F.



OPTIONAL LOFT

2ND FLR. +350 S.F.



OPTIONAL 2ND FLR. LAUNDRY

2ND FLR. +46 S.F.

REVISIONS	1	2	3	4	5
RELEASE BID SET	04-24-16 NM	04-07-16 NM	04-12-16 NM		
PRELIMINARY DESIGN	11-11-15 NM	11-25-15 NM	12-09-15 TM		
DESIGN DEVELOPMENT					
FINAL REVIEW	02-01-16 BAJ	02-24-16 BAJ			
RELEASE FOR PERMIT					
REVISION					
MARKETING RELEASE	04-08-16 NM				

DESIGN STAGE

SECOND FLOOR PLAN
PLAN OPTIONS

LEXINGTON HOMES

Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
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ALA

Job Number: 15236
Sheet Number: A102

File Name: 15236102

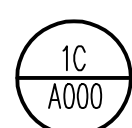
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LEXINGTON HOMES

3,300 S.F. MASTER PLAN

"STANDARD"

ARLINGTON HEIGHTS, IL



FRONT ELEVATION

1/4"=1'-0"

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

DRAWING INDEX

A000	FRONT ELEVATION, DRAWING INDEX, GENERAL NOTES
A100	FOUNDATION PLAN, FOUNDATION SECTIONS
A101	FIRST FLOOR PLAN, PLAN OPTIONS
A102	SECOND FLOOR PLAN, PLAN OPTIONS
A200	FRONT ELEVATION, REAR ELEVATION
A201	LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A300	ROOF PLAN & STRUCTURAL NOTES, WALL SECTIONS, CONSTRUCTION SPECIFICATIONS
A500	OPTIONAL 3 CAR GARAGE PLANS & ELEVATIONS
E101	FIRST FLOOR ELECTRICAL PLAN
E102	SECOND FLOOR ELECTRICAL PLAN

NOTE TO CONTRACTORS
ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR REMEDIATION.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE

NOTE TO PLAN REVIEWERS, OFFICIALS AND CONTRACTORS

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

THE ARCHITECT HAS CHOSEN TO CONFORM TO THE "SIMULATED PERFORMANCE ALTERNATIVE" METHOD AS ALLOWED FOR IN IECC, SECTION R405. SOFTWARE WILL BE USED TO EVALUATE THE PERFORMANCE AND A REPORT IS TO BE PROVIDED BY THE G.C. THIS HOUSE WILL BE ENERGY STAR 3.0 CERTIFIED.

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2015 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

ENERGY NOTES

- * INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2012 IECC
- * THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALES). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- * RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- * ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- * THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- * WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPES OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-6. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M601.3.1. DUCT TIGHTNESS SHALL BE VERIFIED BY OTHER OF THE FOLLOWING:
 - * POST CONSTRUCTION TEST: LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN OR EQUAL TO 12 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER AND CLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - * ROUGH IN TEST (RECOMMENDED): TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT² OF CONDITIONED FLOOR AREA.
- * WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- * MINIMUM OF 75% OF THE LAMP'S PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- * BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
- * A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR AND SACS OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
- * INSULATE ATTIC ACCESS OPENINGS WITH MIN. R-30 INSULATION
- * ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4

GENERAL NOTES

NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

- * INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
- * INTERNATIONAL FIRE CODE, 2009 EDITION
- * INTERNATIONAL MECHANICAL CODE, 2009 EDITION
- * INTERNATIONAL FUEL GAS CODE, 2009 EDITION
- * INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
- * NATIONAL ELECTRICAL CODE, 2005 EDITION
- * INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
- * ILLINOIS PLUMBING CODE 2014 EDITION
- * CITY OF ARLINGTON HEIGHTS AMENDMENTS

ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

001-018291 11/16
Cert. No. Exp. Date

DESIGN LOADING VALUES
ROOF: 30 PSF LIVE LOAD
CEILING: 20 PSF LIVE LOAD
FLOOR: 60 PSF LIVE FOR EXTERIOR BALCONY
40 PSF LIVE FOR FLOORS, DECKS, STAIRS

WALLS: 20 PSF WIND FOR 0-20 FT. HEIGHT
25 PSF WIND FOR 21-29 FT. HEIGHT
30 PSF WIND FOR 30 FT. AND ABOVE
SOIL: 3000 PSF ASSUMED MINIMUM BEARING CAPACITY. CONTACT ARCHITECT IF LESS

FOUNDATION NOTES:

- * SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- * ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- * ALL FOUNDATION WALLS WITH BROOK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- * VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONFORM WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME)
- * ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" WITH 1/2" SHEATHING
- * STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS
- * ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI
- * AND BETWEEN 5% & 7% AIR ENTRAINED
- * GENERAL CONTRACTOR SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT, CONTACT ARCHITECT IF LESS THAN 3000 PSF.

WINDOW NOTES:

- * TOP OF WALKOUT WINDOWS 6'-0" A.F.F.
- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
- * FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
- * FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
- * EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED
- * PROVIDE (2) 2 X 1/2" ABOVE AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF ANY DOOR
- * WITHIN 10' OF FLOOR, IN TUB SHOWER ENCLOSURES, AND IN STAIR WELLS

STRUCTURAL NOTES:

- * DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
- * ALL INTERIOR PARTITIONS 3-1/2" UNLESS OTHERWISE NOTED
- * ALL INTERIOR WALLS 4-1/2" 2x4 WITH SHEATHING
- * ALL EXTERIOR BROOK WALLS 8-1/2" 2x4 W/ 1" SHEATHING AND 1" AIR SPACE
- * ALL EXTERIOR WALLS 6" (2x6 W/ 1/2" SHEATHING)
- * ALL EXTERIOR BROOK WALLS 11" (2x6 W/ 1/2" SHEATHING AND 1" AIR SPACE)
- * ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BROOK
- * PROVIDE 2-1/2" X 1/2" 2x4 W/ 1" SHEATHING AND 1" AIR SPACE
- * PROVIDE 8"x4"x1/2" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9" WIDE WITH BROOK ABOVE
- * PROVIDE 7"x4"x1/2" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9" TO 16" WIDE WITH BROOK ABOVE
- * PROVIDE 8"x4"x1/2" ST. ANGLE L.L.V. ABOVE 16'-0" & 16'-0" WIDE OVERHEAD DOORS WITH UP TO 2' OF BROOK ABOVE
- * PROVIDE 8"x4"x1/2" ST. ANGLE L.L.V. ABOVE 16'-0" & 16'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2' OF BROOK ABOVE
- * STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION
- * STEEL FLOOR PLATE BEAMS TO BE CONNECTED WITH:
 - * 1/2" X 8" BOLTS @ 20" O.C. AND (2) WAGON EYE
- * WALLS SHALL BE BRICKED AT EACH END AND 25' O.C. MAX.
- * ALL 2" X 10" FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE NEW FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCES-PINE-FIR #2 STANDARD)
- * ALL 2" X 12" FLOOR JOISTS OVER 16'-0" IN LENGTH TO BE NEW FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCES-PINE-FIR #2 STANDARD)
- * THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- * THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER.
- * PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS.
- * PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- * PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- * # = (2) X 4" IN INTERIOR PARTITIONS W/D.B.L. JST. BELOW UNLESS OTHERWISE NOTED
- * # = POINT LOAD FROM ABOVE W/D.B.L. JST. BELOW UNLESS OTHERWISE NOTED
- * ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2 X 6 @ 16" O.C. STUD WALLS
- * ALL 2" X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
- * MINIMUM OF 36" HALF WALLS IN ALL CONDITIONS.
- * FIREBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
 - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
 - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN
 - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.

STAIR NOTES

- * STAIRS SHALL HAVE MAXIMUM 7-3/4" RISER HEIGHTS & MINIMUM 10" TREAD DEPTHS
- * GUARDRAILS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE
- * PROVIDE A MINIMUM OF 2'-0" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NEWEL POST

ELECTRICAL NOTES

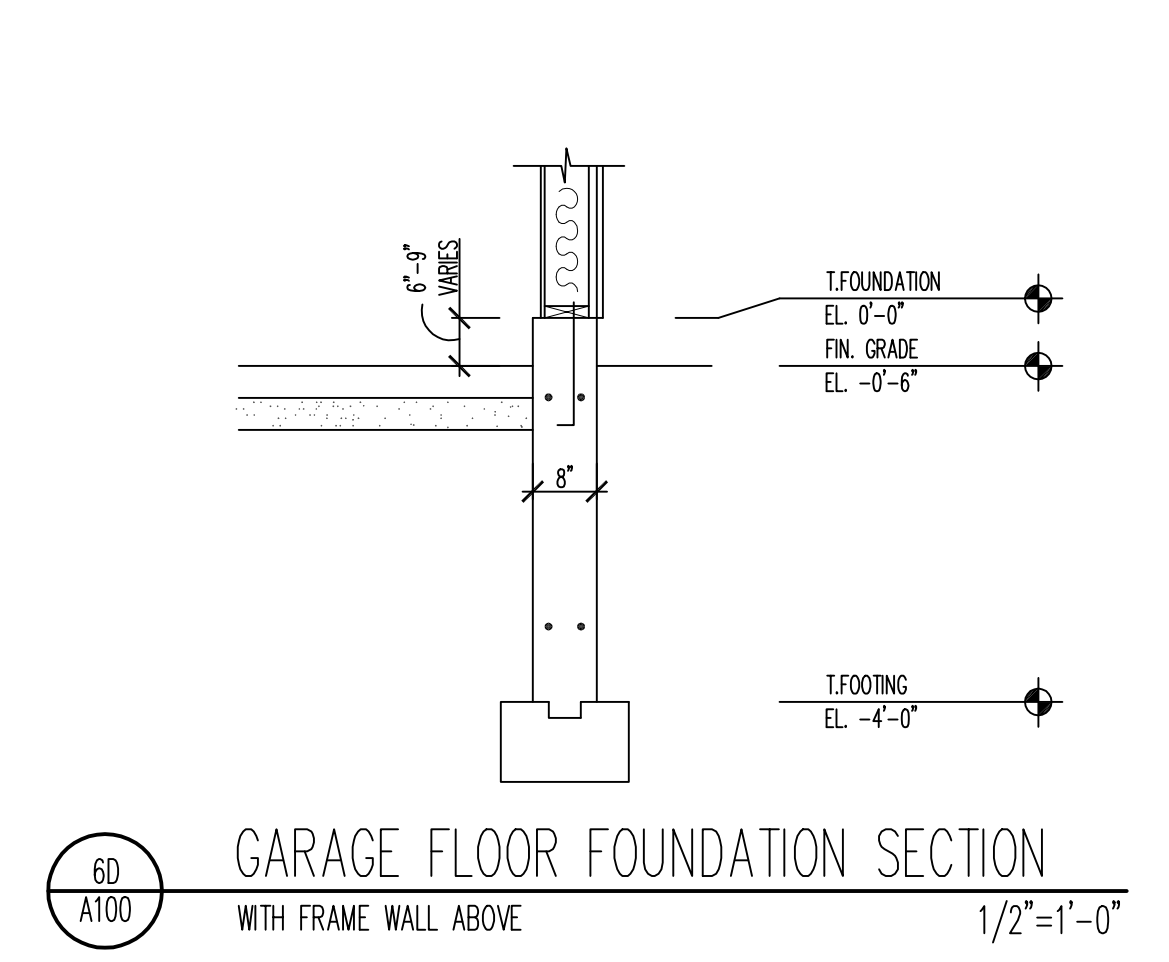
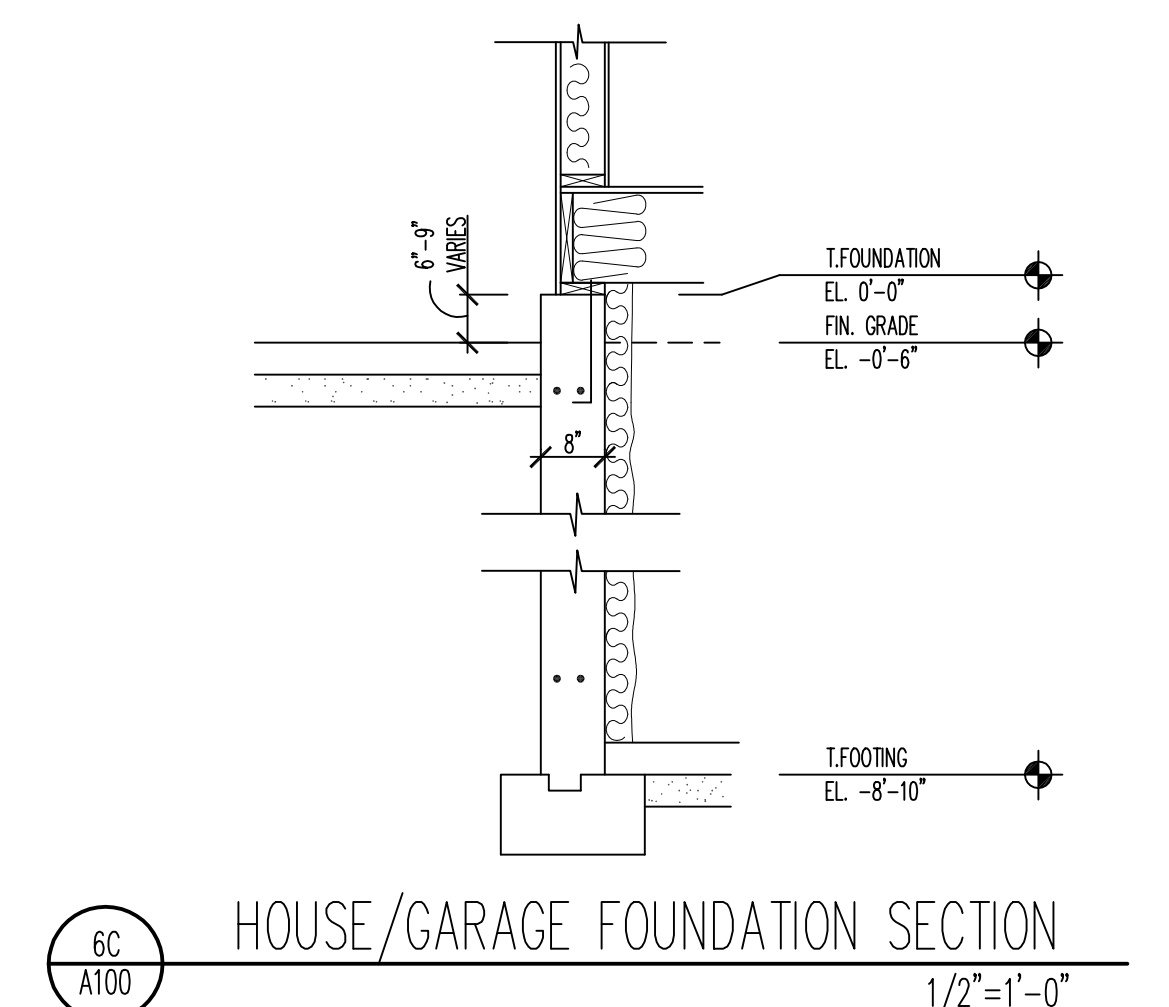
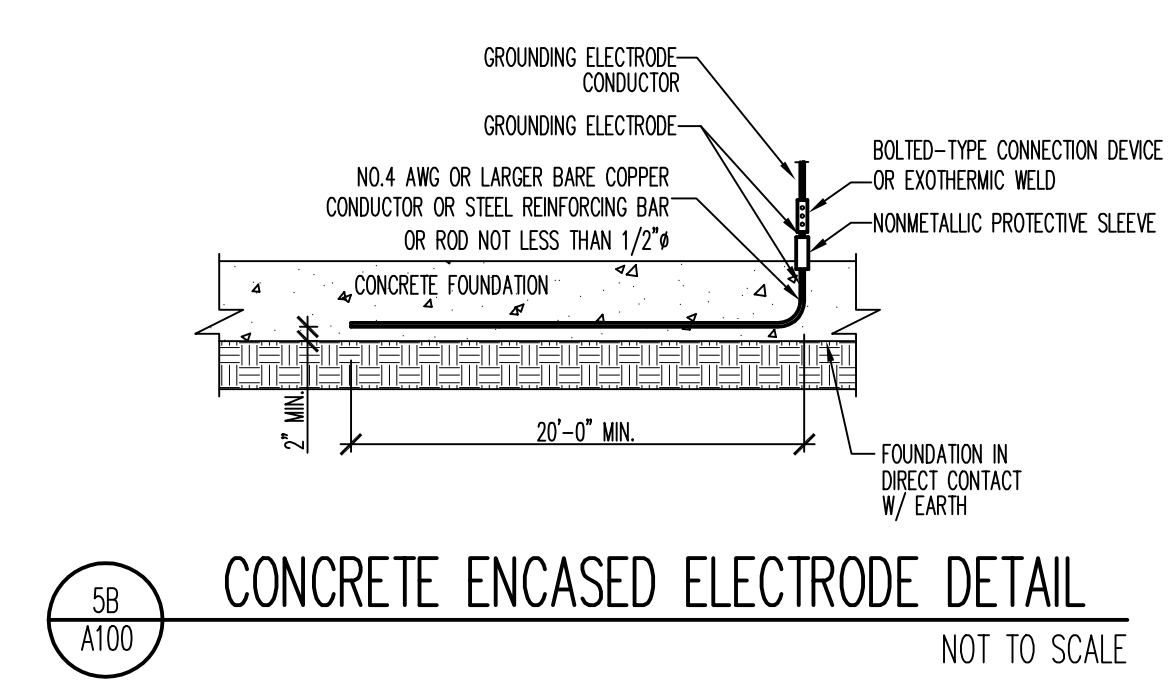
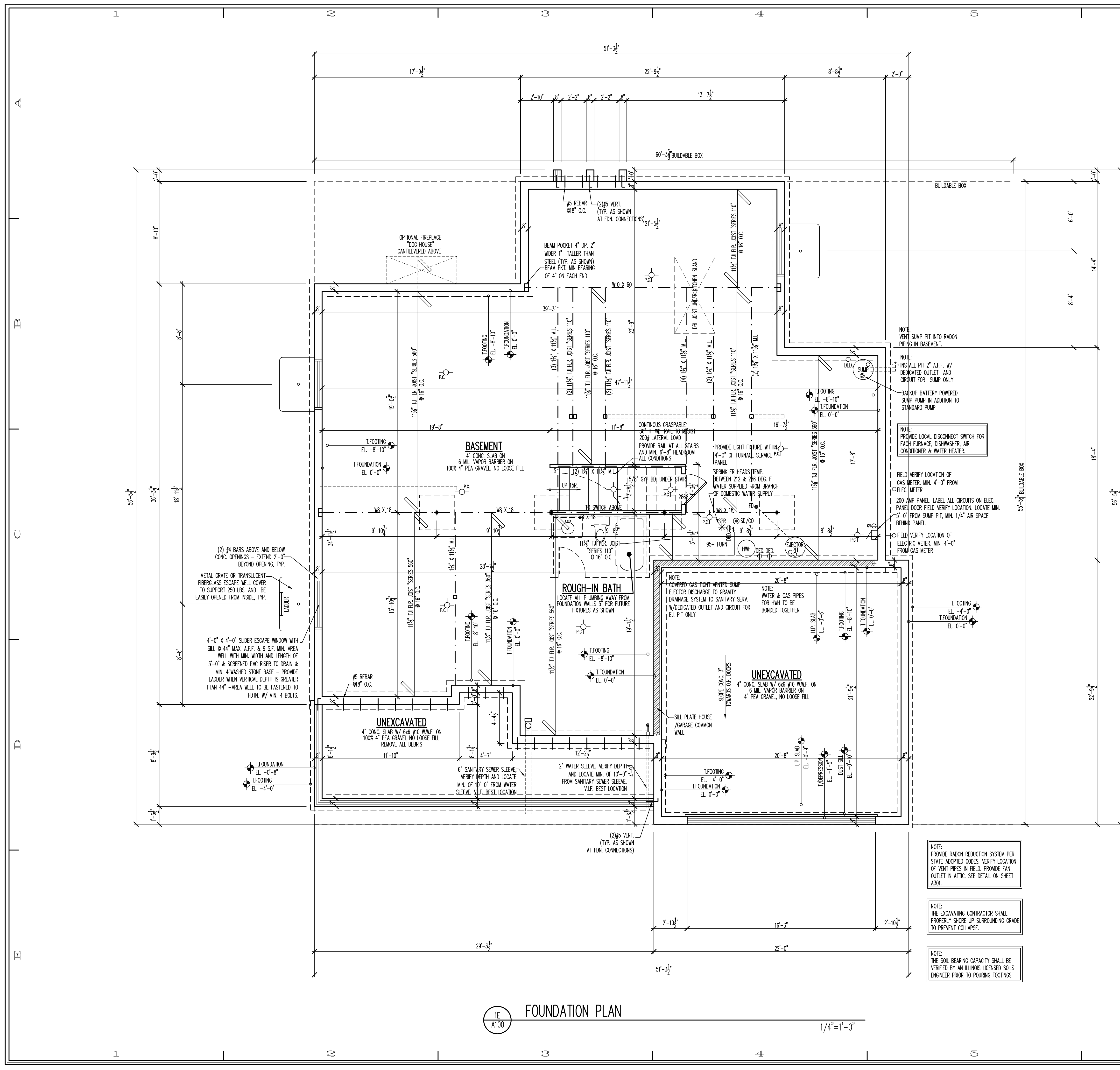
- * OTHER OUTLETS MAXIMUM 40'. ALL OUTLETS ABOVE COUNTER TOP TO BE GFI
- * OUTLETS WITHIN 22" OF SINK IN LAUNDRY ROOM AND ALL OUTLETS IN GARAGE TO BE GFI
- * MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
- * VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- * ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
- * ALL OUTLETS SHALL BE ARC FAULT PROTECTED
- * ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
- * ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
- * RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- * PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
- * PROVIDE 36" DEEP X 30" WIDE X 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL
- * PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES
- * ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A MINIMUM WALL OF 2 X 6 STUDS.
- * ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS
 - ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES
 - BELOW GROUND WASTE - SCH 40 PVC OR CAST IRON
 - ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
 - BELOW GROUND WATER - TYPE K COPPER
- * COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING
- * 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- * UNDERGROUND SANITARY SHALL BE 4" MIN.

PLUMBING NOTES

- * HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD.
- * WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
- * DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- * DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

SYMBOLS:

- | | |
|---|---|
| → TELEVISION JACK | ☐ GAS HOOKUP |
| ⊙ DUPLEX OUTLET | ⊙ SWITCHED DUPLEX OUTLET |
| ⊙ QUAD. OUTLET | ⊙ SWITCH |
| ⊙ EXHAUST FAN, VENTED TO EXTERIOR | ⊙ A/C HARD WIRED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP |
| ⊙ EXHAUST FAN/LIGHT, VENTED TO EXTERIOR | ⊙ 110V SMOKE DETECTOR |
| ⊙ DIRECTIONAL RECESSED CAN LT. | ⊙ WIRED IN SERIES W/BATTERY BACKUP RUN ON DEDICATED CIRCUIT |
| ⊙ RECESSED CAN LIGHT | ⊙ SHOWER HEAD |
| ⊙ WALL MOUNTED LIGHT FIXTURE | ⊙ FLOOR DRAIN |
| ⊙ CEILING MOUNTED LIGHT FIXTURE | ⊙ SPRINKLER HEAD |
| ⊙ EXTERIOR SPOT LT. WITH MOTION DET. | ⊙ NEW WALL |
| ⊙ FAN/LIGHT CEILING MOUNTED FIXTURE | ⊙ EXISTING WALL |
| ⊙ AUDIO SYSTEM OUTLET JACK | ⊙ DRYWALL/CASED/ARCHED OPENING |
| | ⊙ BEARING WALL ABOVE |
| | ⊙ SILL PLATE LOCATION |
| | ⊙ DEEPRESSED T. FOUNDATION |



SYMBOLS:

- FOUNDATION WALL & CONCRETE FOOTING
- FRAME WALL
- SILL PLATE LOCATION
- BEARING WALL ABOVE
- DEPRESSED T. FOUNDATION

WINDOW & DOOR NOTES:

EXAMPLE: 2555 = 2'-5" X 5'-5" EXAMPLE: 2468 = 2'-4" X 6'-8"

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11-15-15	BAJ	PRELIMINARY DESIGN
2	01-14-16	NM	PRELIMINARY DESIGN
3	02-23-16	NM	DESIGN DEVELOPMENT
4	03-21-16	NM	RELEASE FOR PERMIT
5	04-08-16	NM	MARKETING RELEASE

DESIGN STAGE

LEXINGTON HOMES

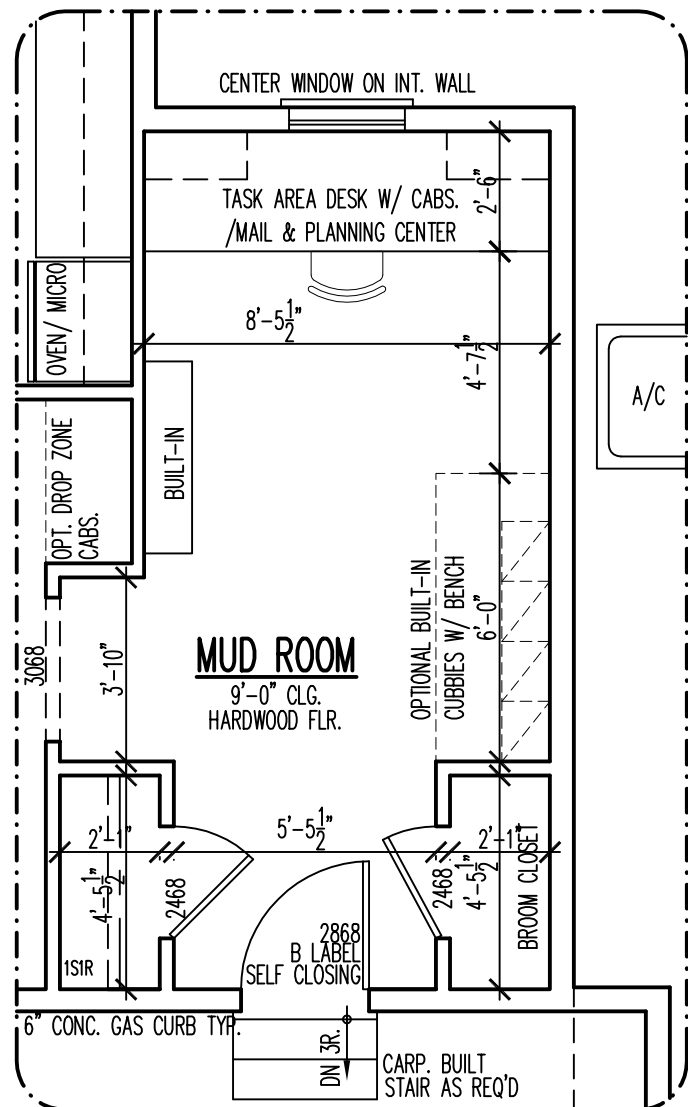
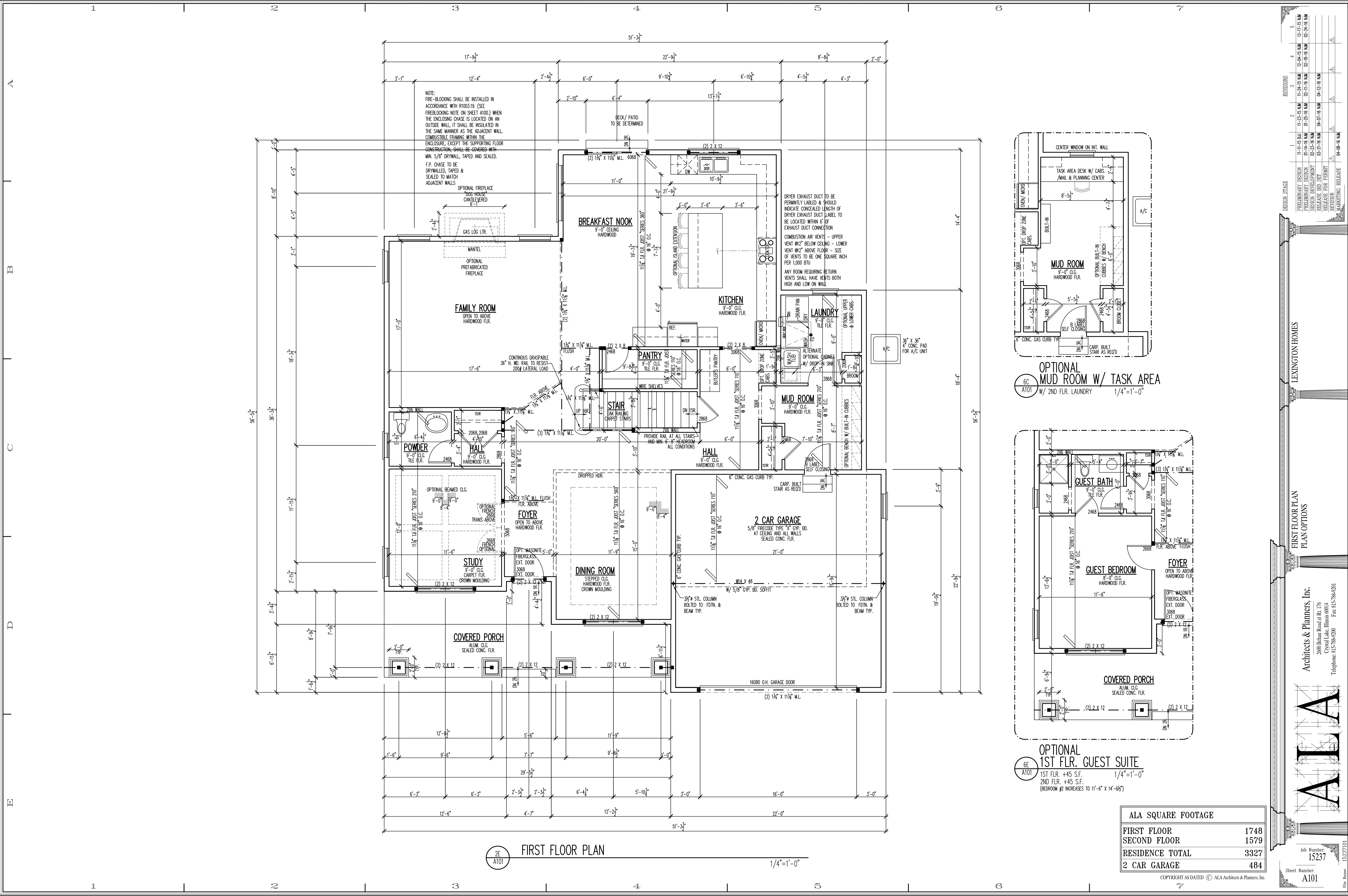
FOUNDATION PLAN
FOUNDATION SECTIONS

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-785-9200 Fax: 815-785-9201

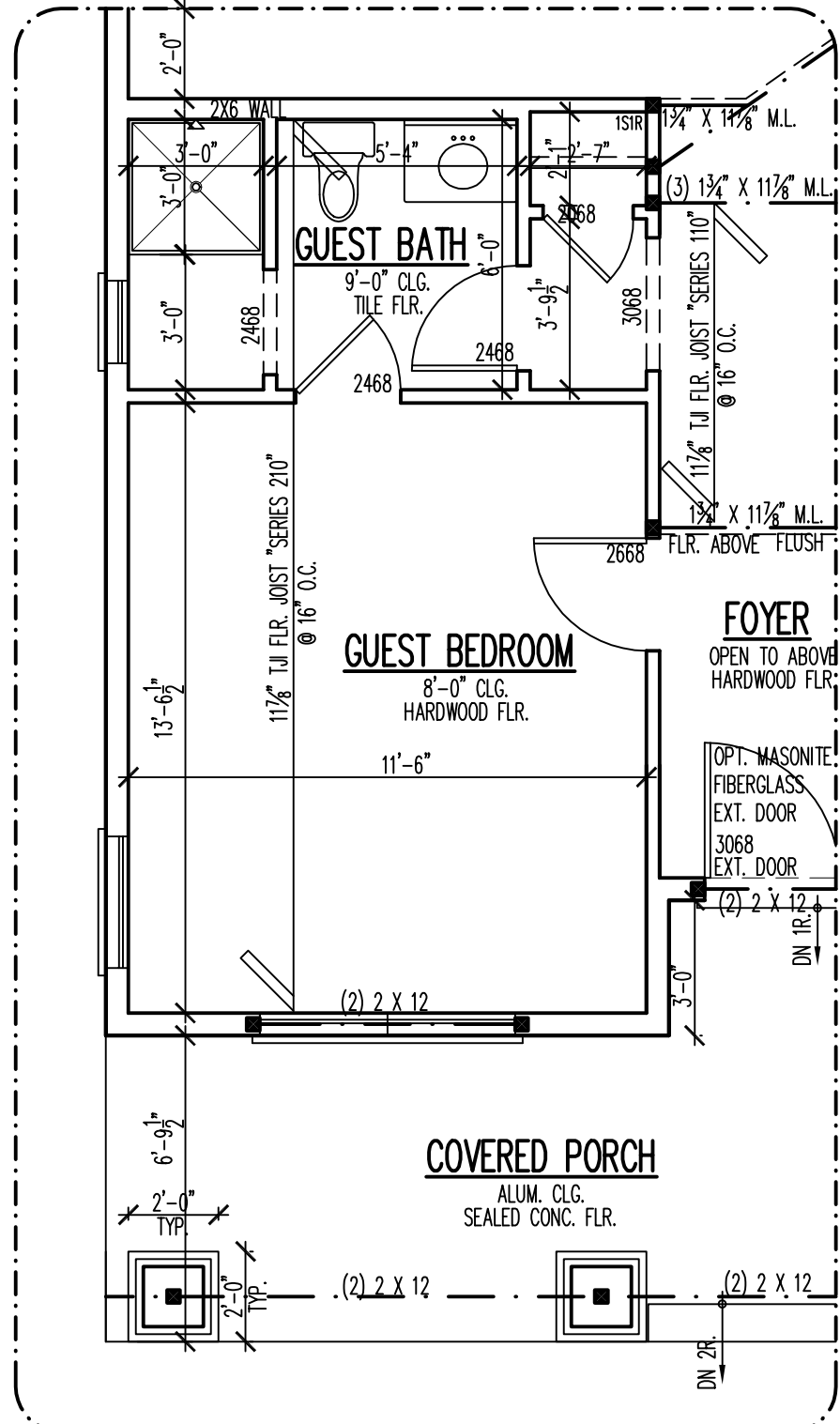
ALA

Job Number: 15237
Sheet Number: A100
File Name: 15237100

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OPTIONAL
MUD ROOM W/ TASK AREA
1/4"=1'-0"



OPTIONAL
1ST FLR. GUEST SUITE
1ST FLR. +45 S.F.
2ND FLR. +45 S.F.
(BEDROOM #2 INCREASES TO 11'-6" X 14'-6")
1/4"=1'-0"

ALA SQUARE FOOTAGE	
FIRST FLOOR	1748
SECOND FLOOR	1579
RESIDENCE TOTAL	3327
2 CAR GARAGE	484

REVISIONS

NO.	DATE	DESCRIPTION
1	11-15-15	PRELIMINARY DESIGN
2	11-24-15	PRELIMINARY DESIGN
3	01-14-16	DESIGN DEVELOPMENT
4	02-23-16	RELEASE FOR PERMIT
5	04-07-16	REVISION
6	04-08-16	CHANGING RELEASE

DESIGN STAGE

LEXINGTON HOMES

FIRST FLOOR PLAN
PLAN OPTIONS

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ALA

Job Number: 15237
Sheet Number: A101

15237(1)

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A
B
C
D
E



1C
A200
REAR ELEVATION

1/4"=1'-0"



4E
A200
FRONT ELEVATION

1/4"=1'-0"

ELEVATION NOTES:

- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES:

- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

ELEVATION SYMBOLS:

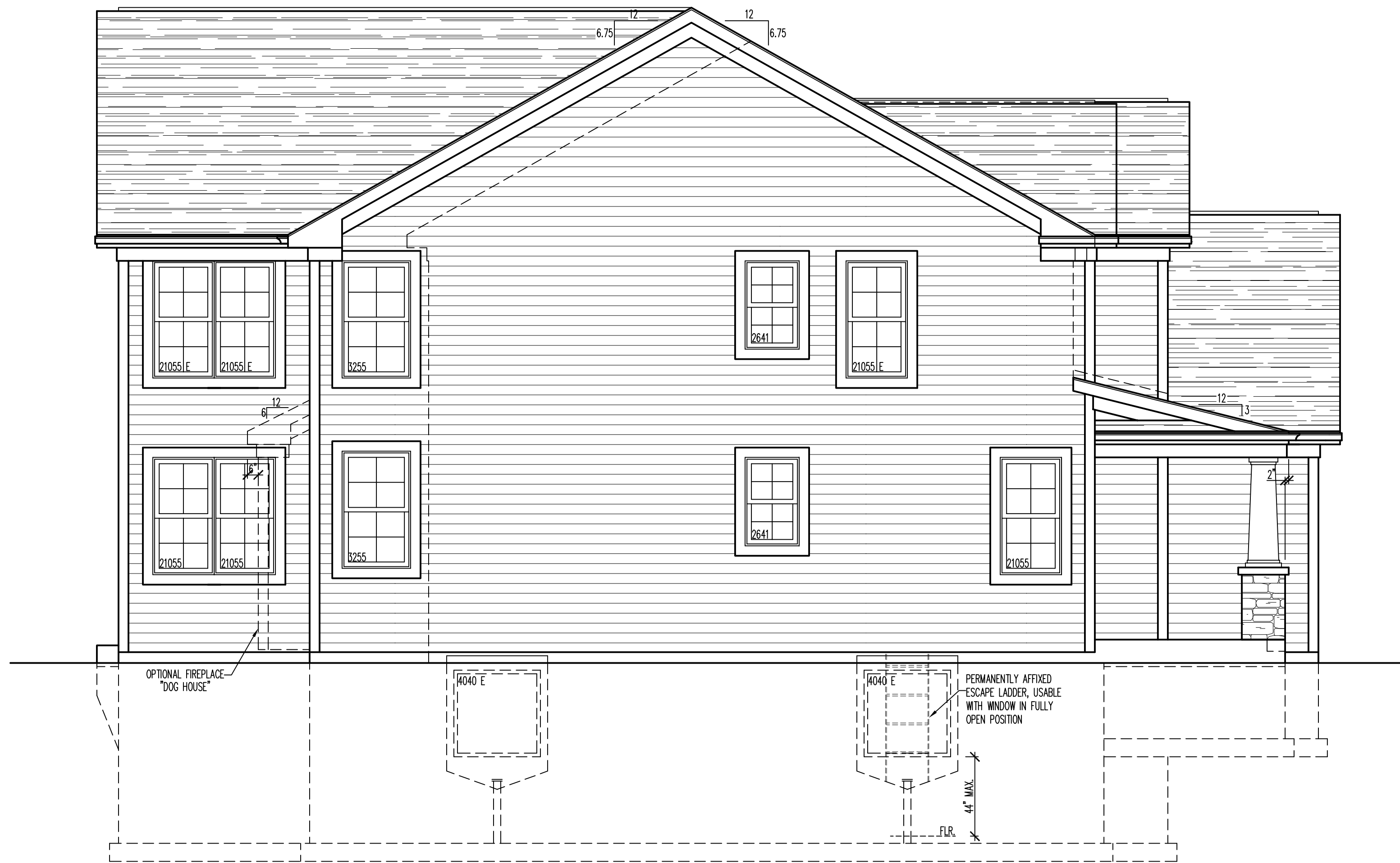
- "E" - EGRESS WINDOW
- "T" - TEMPERED GLASS
- "F" - FIXED WINDOW

REVISIONS		1	2	3	4	5
DESIGN STAGE		11-11-16	11-23-16	11-24-16	12-04-16	12-17-16
PRELIMINARY DESIGN		11-11-16	11-23-16	11-24-16	12-04-16	12-17-16
DESIGN DEVELOPMENT		01-14-16	01-25-16	01-25-16	02-11-16	02-18-16
RELEASE FOR PERMIT		02-23-16	03-21-16	04-07-16	04-12-16	
MARKETING RELEASE		04-08-16				

LEXINGTON HOMES
FRONT ELEVATION
REAR ELEVATION

ALA
Architects & Planners, Inc.
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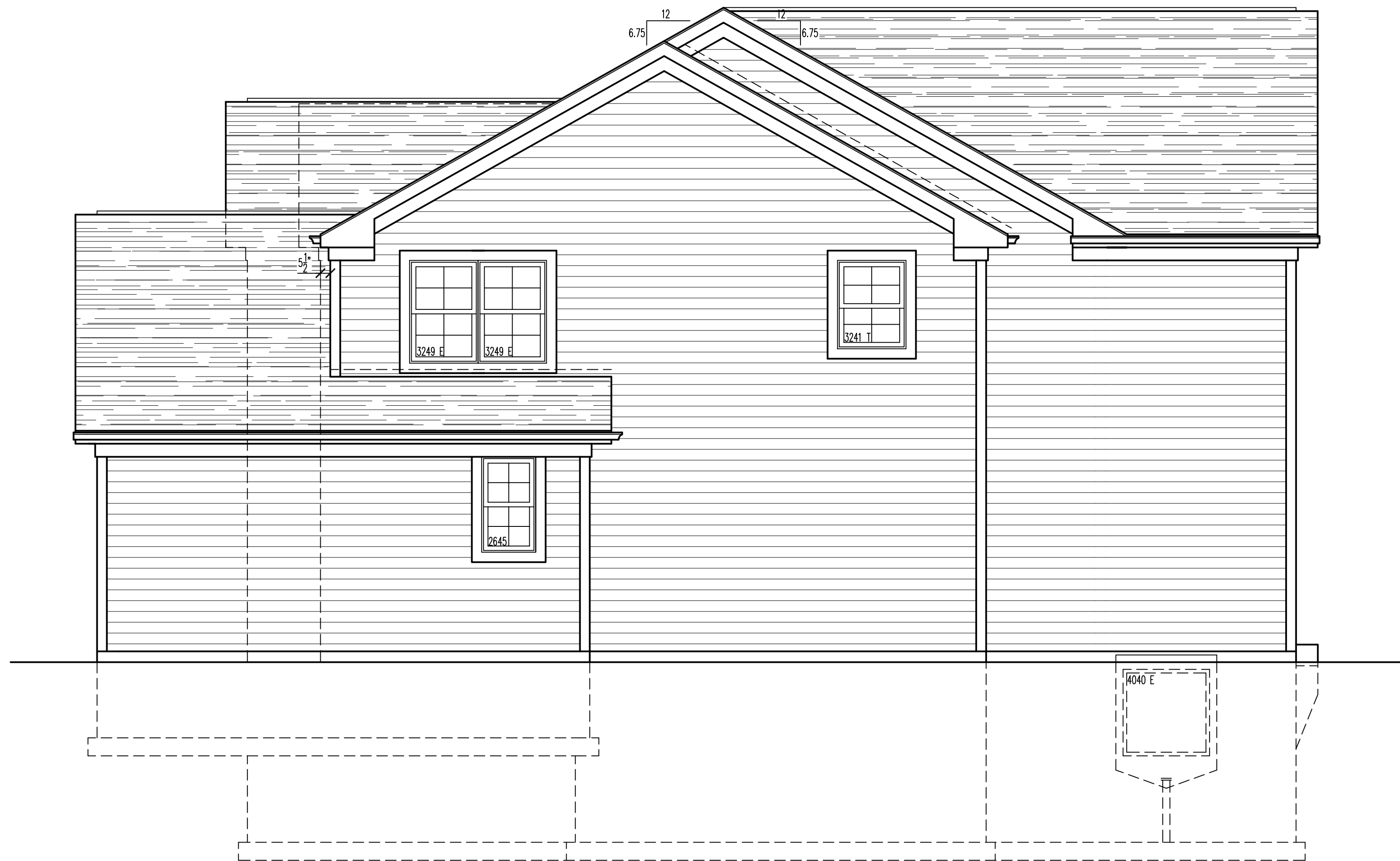
ALA
Job Number: 15237
Sheet Number: A200
File Name: 15237200



1C
A201

LEFT SIDE ELEVATION

1/4"=1'-0"



4E
A201

RIGHT SIDE ELEVATION

1/4"=1'-0"

LEXINGTON HOMES

LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

Architects & Planners, Inc.
2600 Bohan Road at Rt. 176
Crest Lake, Illinois 60015
Telephone: 312-788-9200 Fax: 312-788-9201

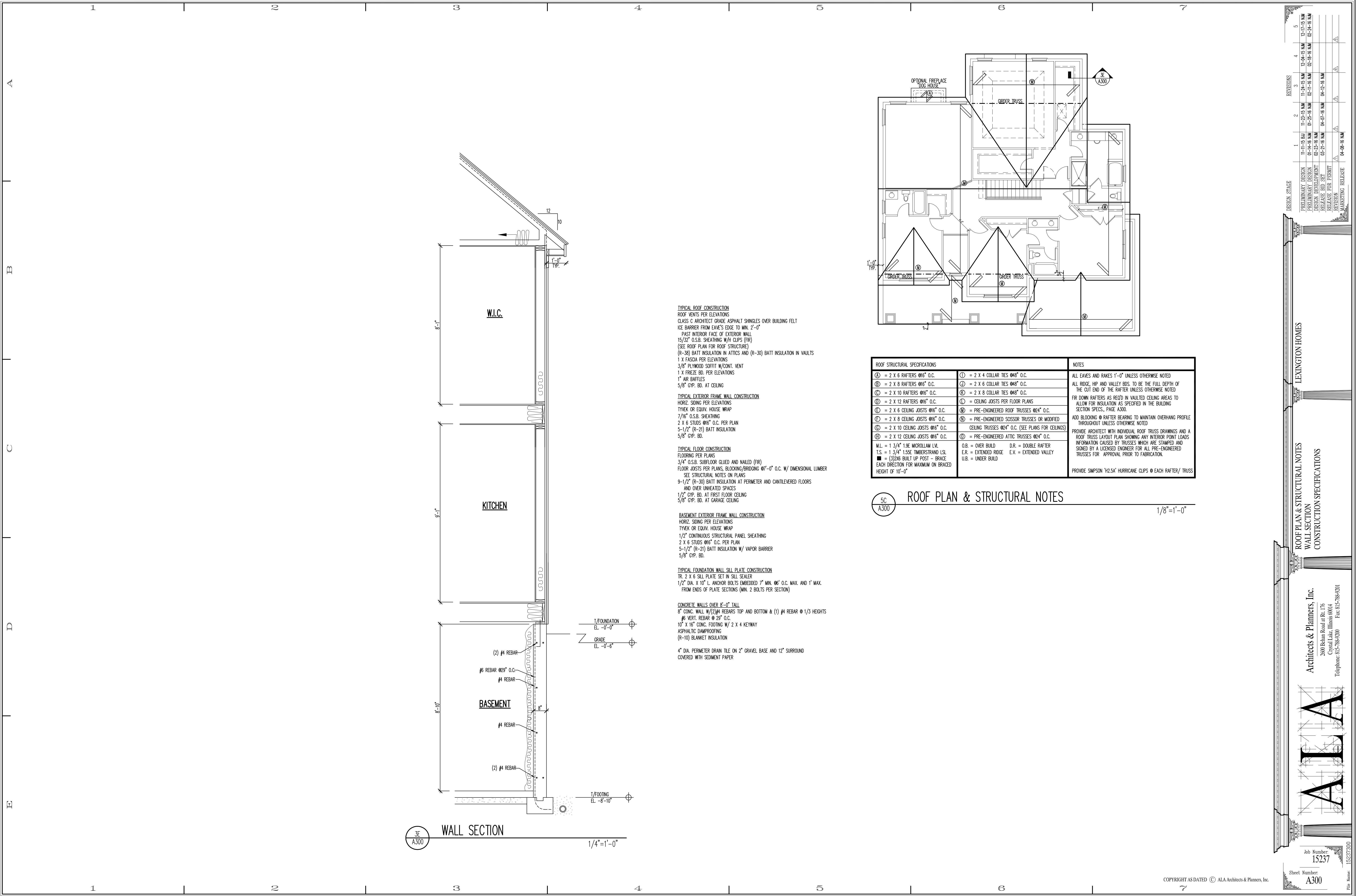
ALA

Job Number:
15237

Sheet Number:
A201

File Name: 15237201

DESIGN STAGE		REVISIONS				
PRELIMINARY DESIGN	11-11-15 BA	1	11-23-15 NM	2	11-24-15 NM	12-17-15 NM
PRELIMINARY DESIGN	01-14-16 NM	3	01-25-16 NM	4	02-11-16 NM	02-24-16 NM
DESIGN DEVELOPMENT	02-25-16 NM		04-07-16 NM		04-12-16 NM	
DESIGN DEVELOPMENT	03-11-16 NM					
RELEASE FOR PERMIT						
REVISION						
MARKETING RELEASE	04-08-16 NM					



DESIGN STAGE		REVISIONS				
1	2	3	4	5		
PRELIMINARY DESIGN	11-11-15 B&J	11-23-15 NM	11-24-15 NM	12-04-15 NM	12-17-15 NM	
PRELIMINARY DESIGN	01-14-16 NM	01-25-16 NM	02-11-16 NM	02-18-16 NM	02-24-16 NM	
REVISION	02-23-16 NM	03-24-16 NM	04-07-16 NM	04-12-16 NM		
RELEASE FOR PERMIT						
REVISION						
MARKETING RELEASE						

LEXINGTON HOMES

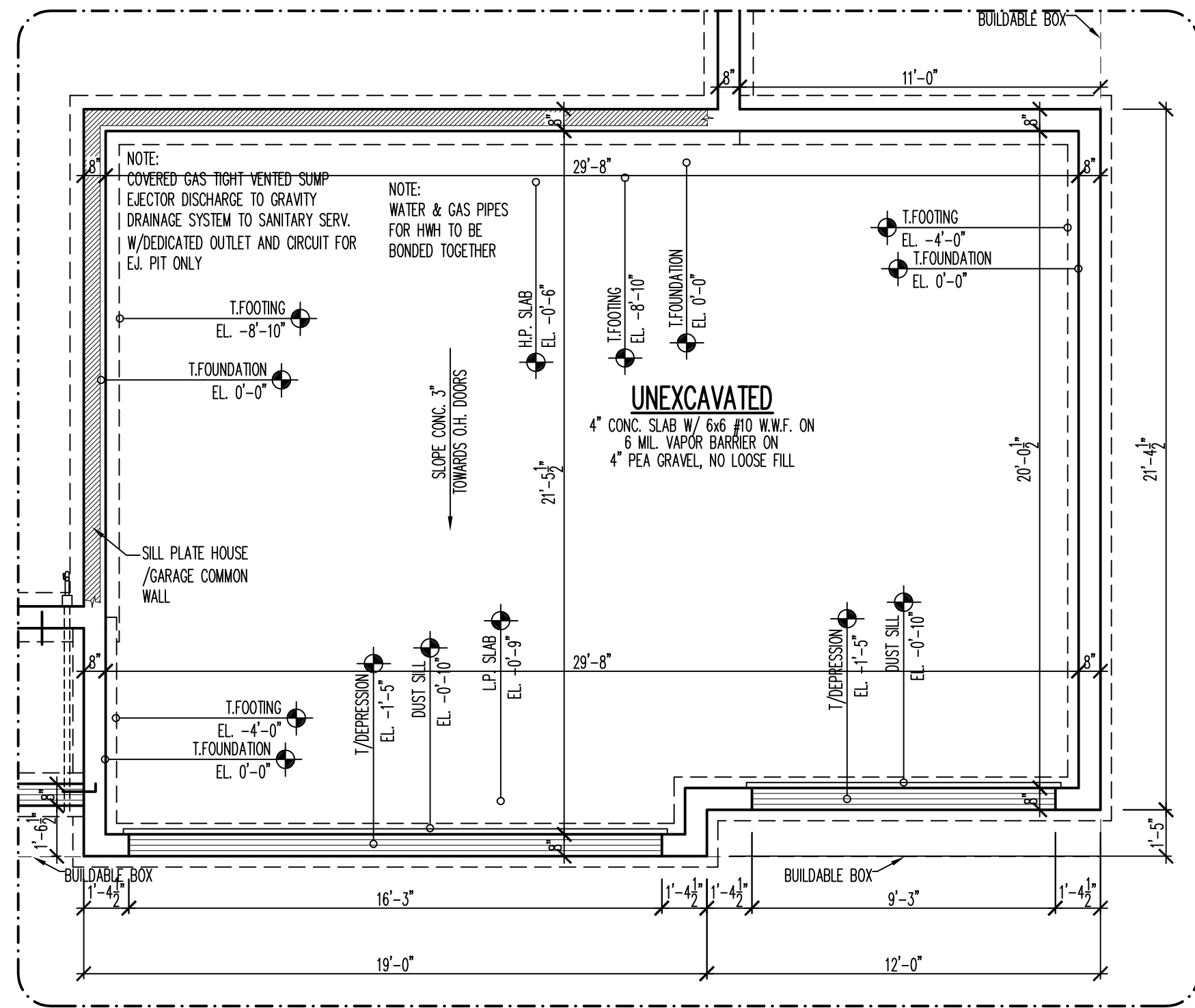
ROOF PLAN & STRUCTURAL NOTES
WALL SECTION
CONSTRUCTION SPECIFICATIONS

ALA
Architects & Planners, Inc.
2000 Bohan Road at Rt. 176
Covington, Illinois 60014
Telephone: 615-788-9200 Fax: 615-788-9201

Job Number:
15237

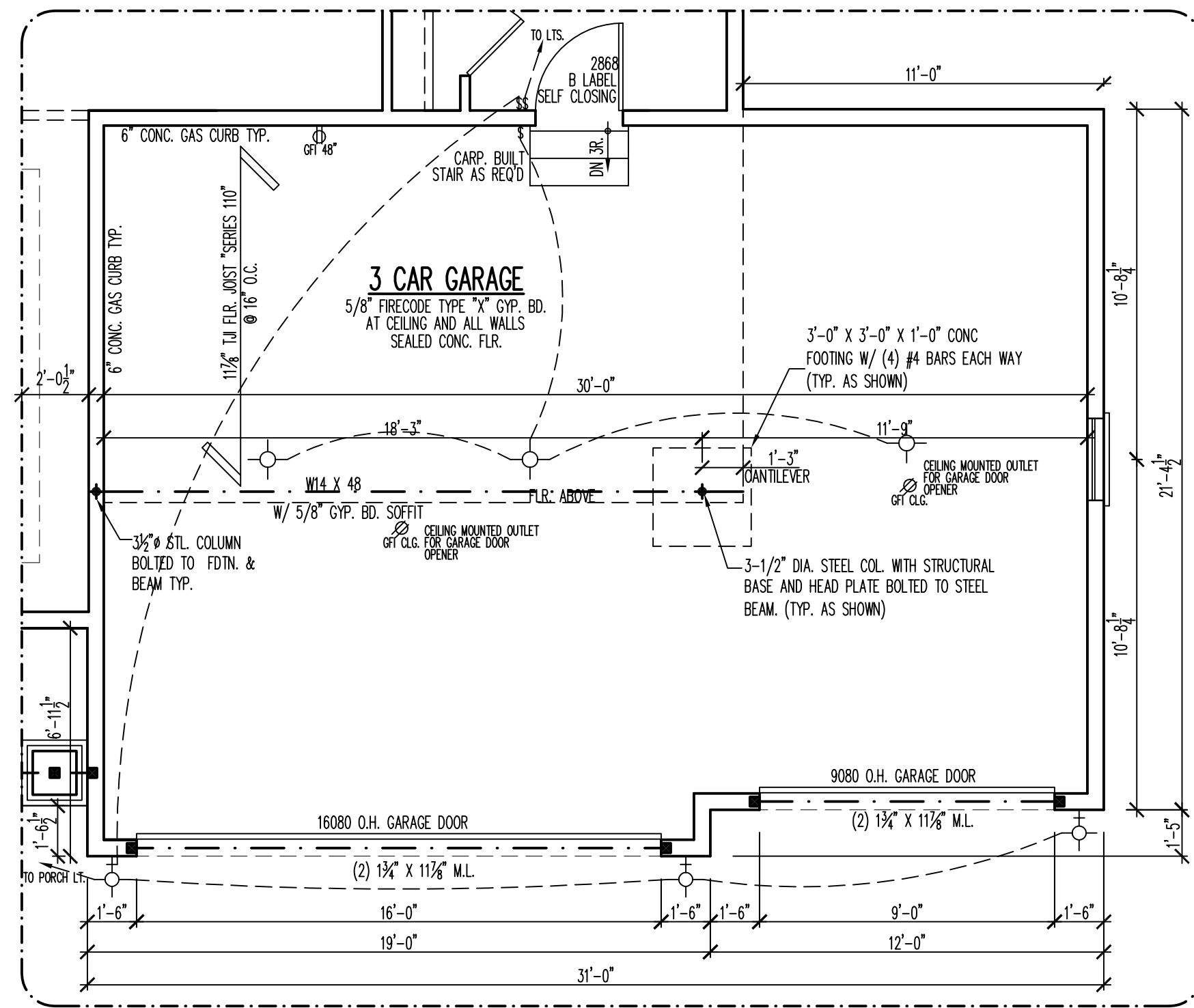
Sheet Number:
A300

File Name:
15237300



1C FOUNDATION PLAN W/ OPT. 3 CAR GARAGE

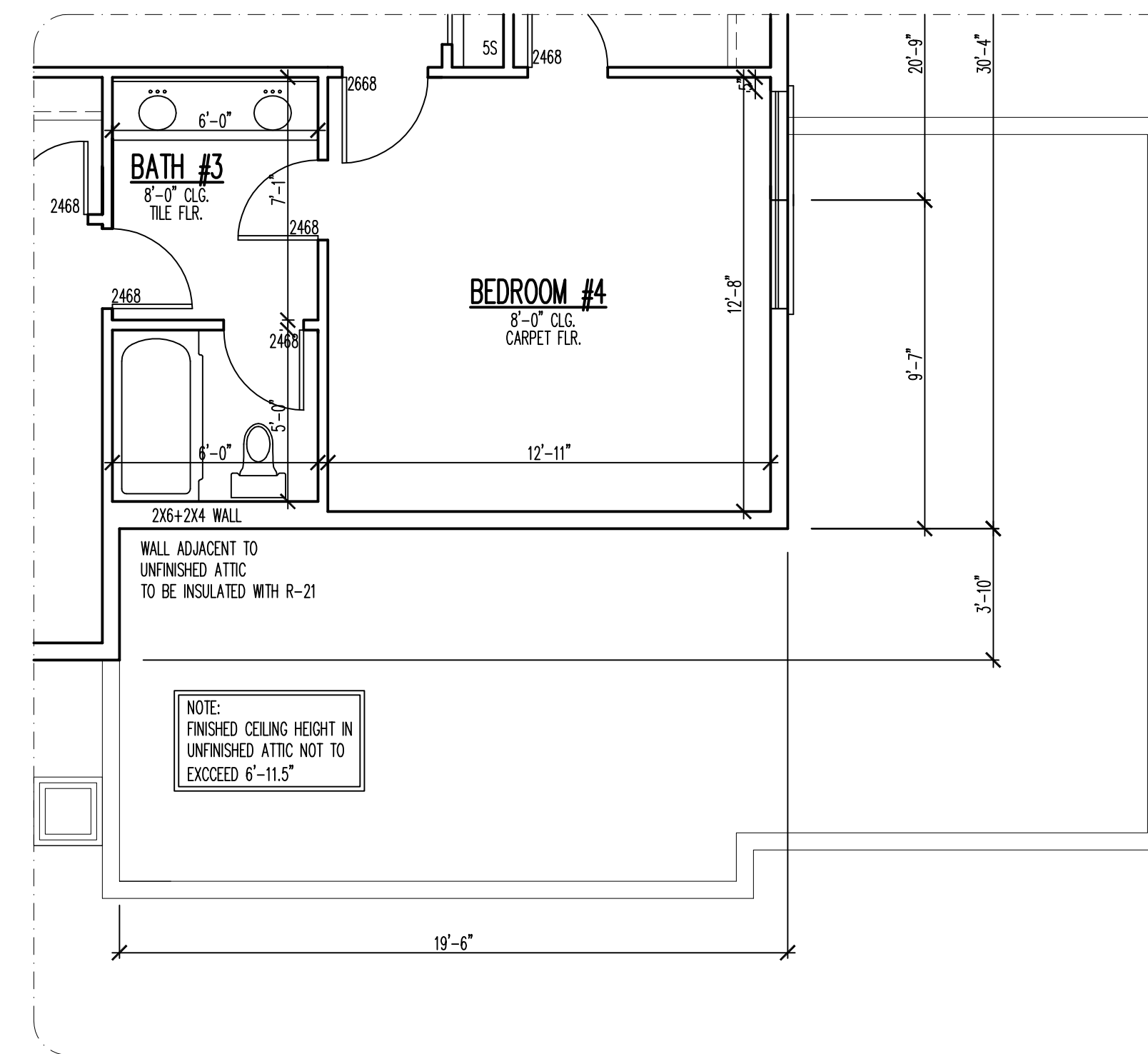
1/4"=1'-0"



3C FIRST FLOOR PLAN W/ OPT. 3 CAR GARAGE

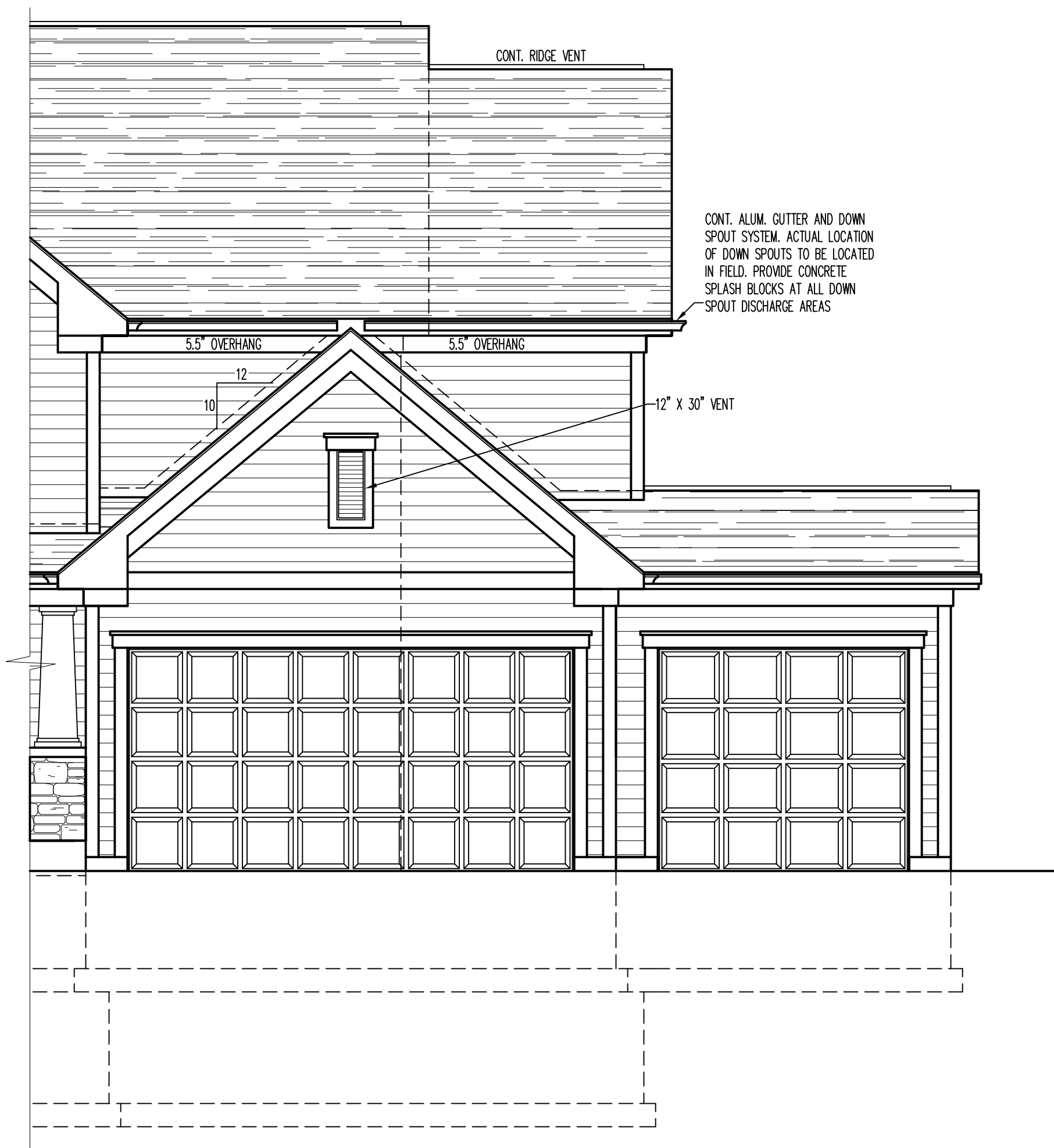
1/4"=1'-0"

ALA SQUARE FOOTAGE
3 CAR GARAGE 672



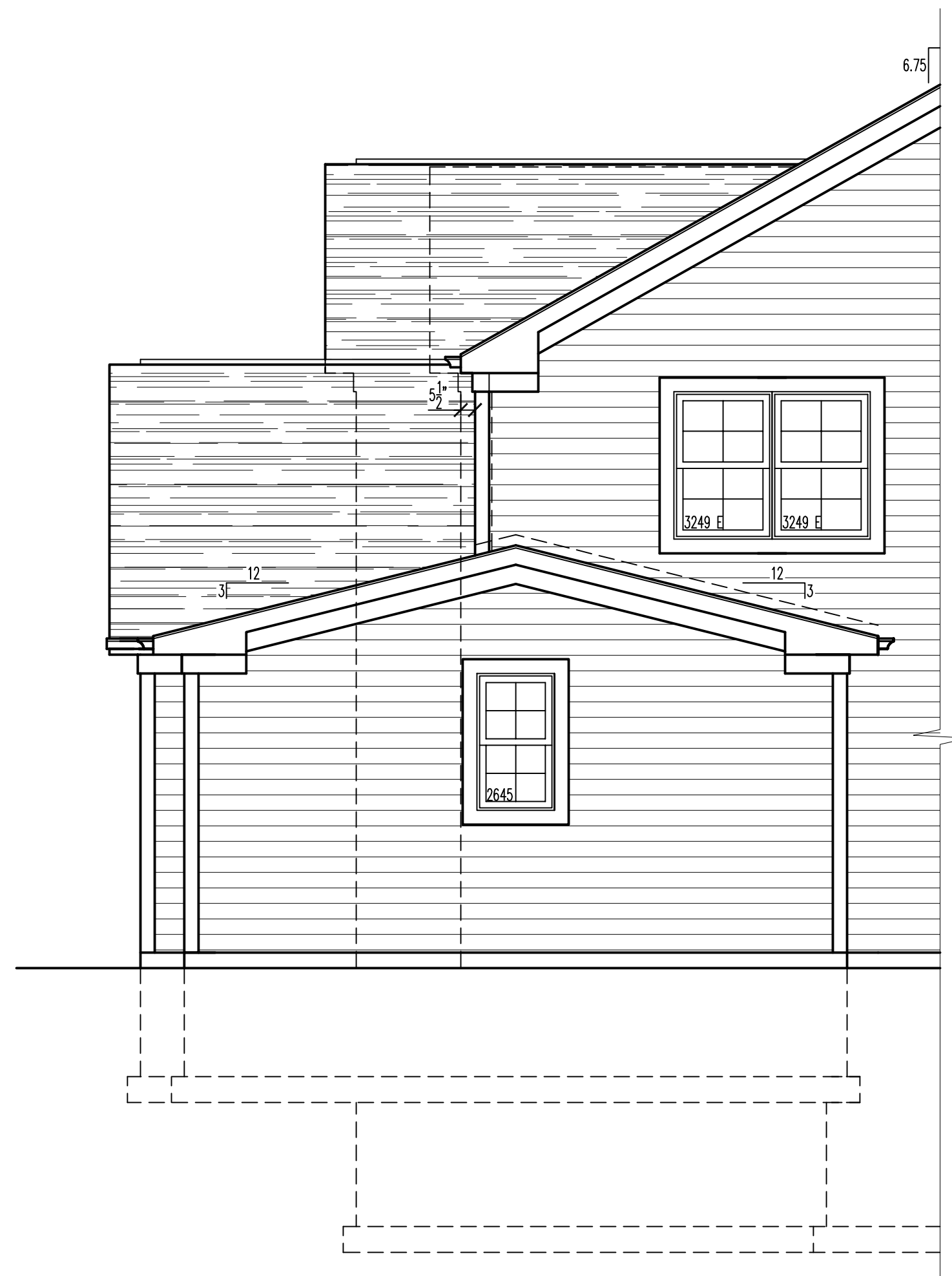
6C SECOND FLOOR PLAN W/ OPT. 3 CAR GARAGE

1/4"=1'-0"



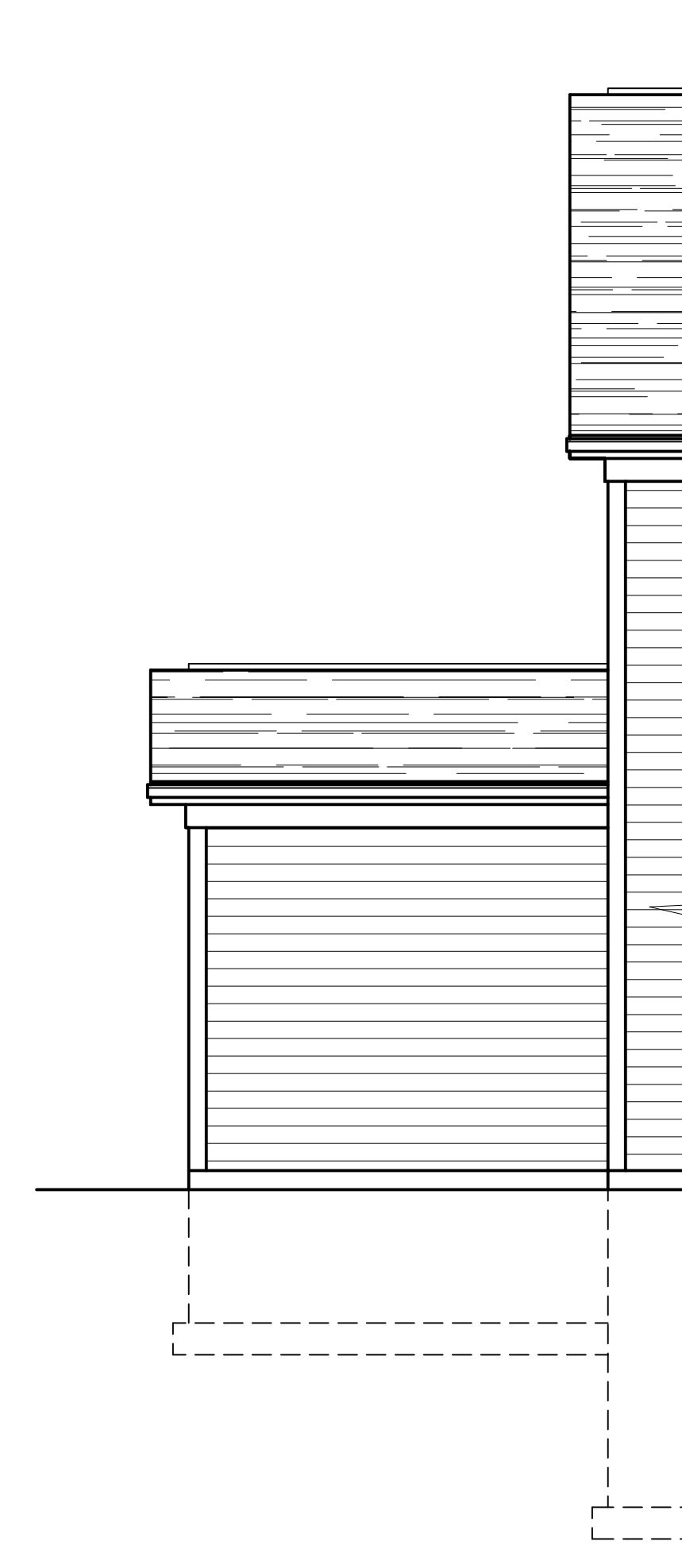
1E FRONT ELEVATION W/ 3 CAR GAR.

1/4"=1'-0"



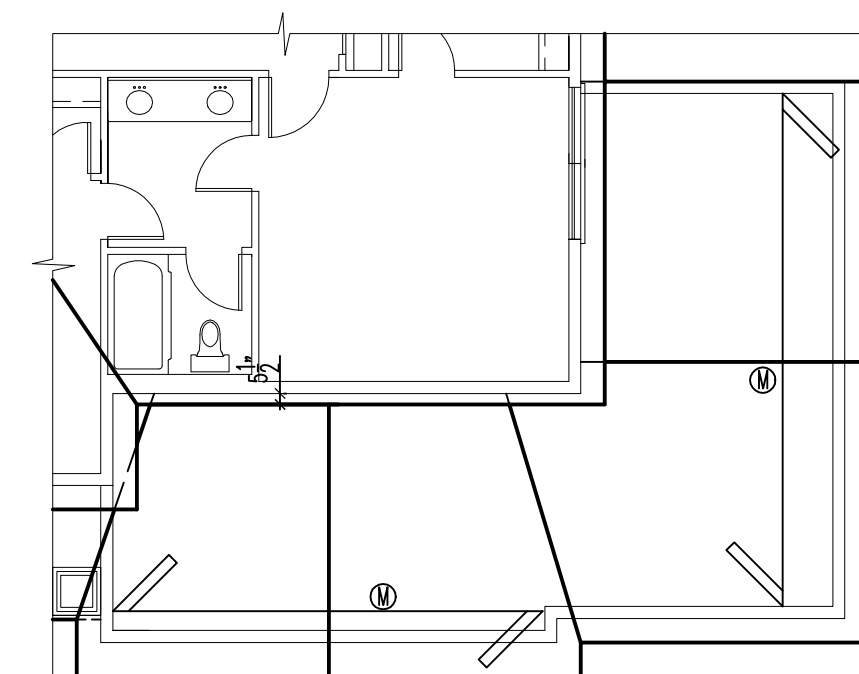
3E RIGHT SIDE ELEVATION W/ 3 CAR GAR.

1/4"=1'-0"



5E REAR ELEVATION W/ 3 CAR GAR.

1/4"=1'-0"



6D ROOF PLAN W/ 3 CAR GAR.

1/8"=1'-0"

REVISIONS	DATE	BY	CHKD	APP'D
1	11-15-15	AM		
2	11-24-15	AM		
3	12-04-15	AM		
4	02-16-16	AM		
5	02-24-16	AM		

DESIGN STAGE	DATE	BY	CHKD	APP'D
PRELIMINARY DESIGN	11-15-15	AM		
PRELIMINARY DESIGN	11-24-15	AM		
DESIGN DEVELOPMENT	01-14-16	AM		
DESIGN DEVELOPMENT	02-25-16	AM		
RELEASE FOR PERMIT	03-23-16	AM		
RELEASE FOR PERMIT	04-07-16	AM		
MARKETING RELEASE	04-08-16	AM		

OPTIONAL 3 CAR GARAGE PLANS & ELEVATIONS

LEXINGTON HOMES

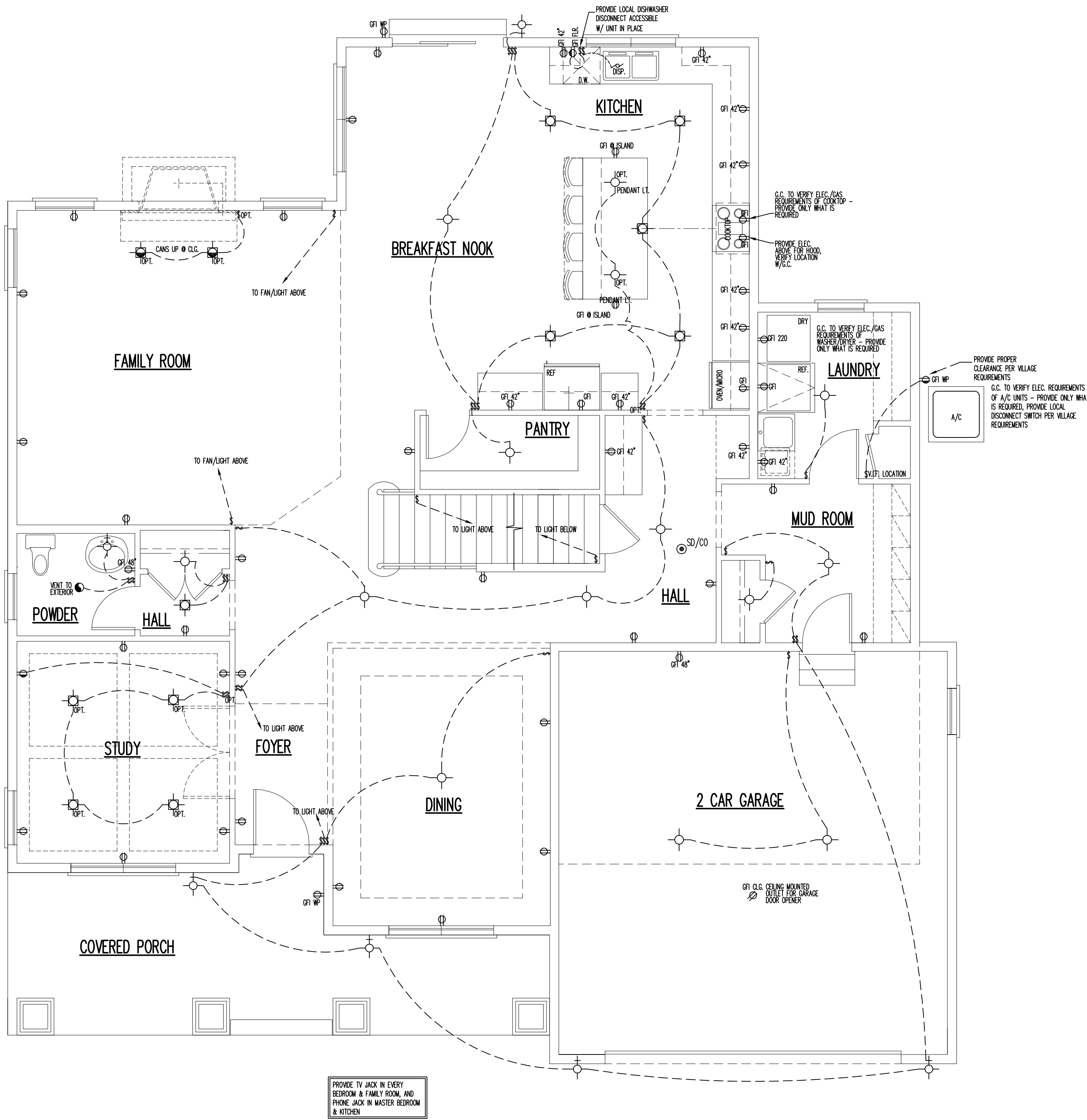
Architects & Planners, Inc.

2001 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 15237500

Sheet Number: A500

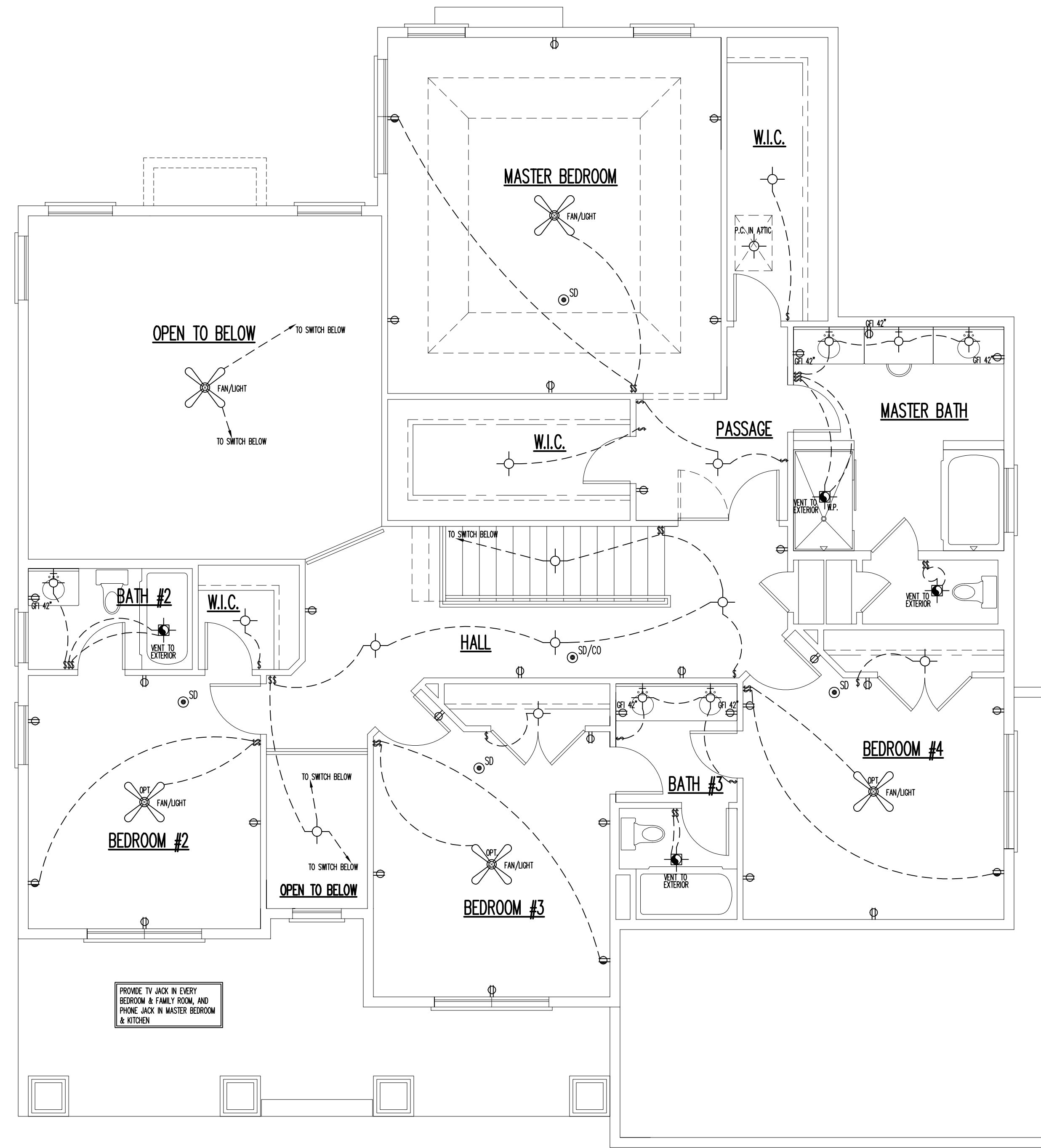
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10
E101

FIRST FLOOR ELECTRICAL PLAN

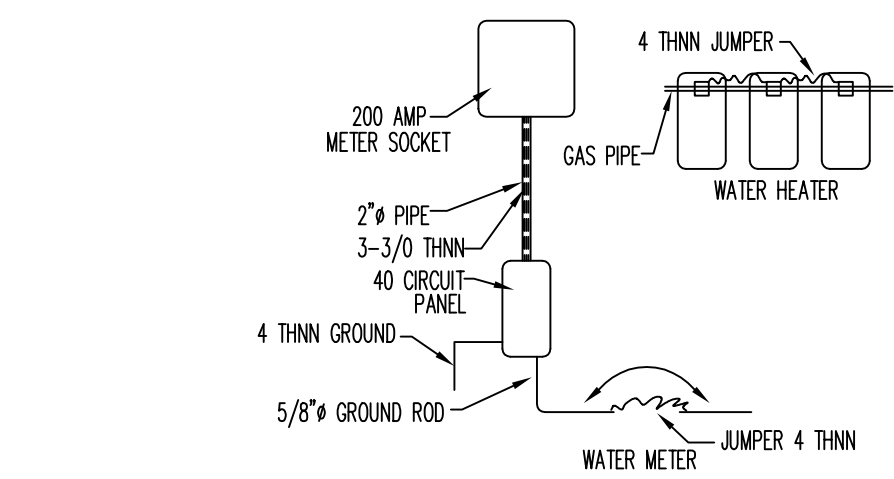
1/4"=1'-0"



40
E101

SECOND FLOOR ELECTRICAL PLAN

1/4"=1'-0"



5E
E101

ELECTRIC GROUNDING DETAIL

NOT TO SCALE

SYMBOLS:	
TELEVISION JACK	TELEPHONE JACK
DUPLEX OUTLET	SWITCHED DUPLEX OUTLET
QUAD. OUTLET	DOOR ACTIVATED SWITCH
EXHAUST FAN, VENTED TO EXTERIOR	EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
DIRECTIONAL RECESSED CAN LT.	RECESSED CAN LIGHT
UNDER CABINET LIGHT	UNDER CABINET LED LIGHT STRIP
WALL MOUNTED LIGHT FIXTURE	CEILING MOUNTED LIGHT FIXTURE
FLUORESCENT LIGHT FIXTURE	
HDMI JACK	SWITCH
GARAGE DOOR OPENER	A/C HARD WIRED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
110V SMOKE DETECTOR	WIRE IN SERIES W/BATTERY BACKUP RUN ON DEDICATED CIRCUIT
EXTERIOR SPOT LT. WITH MOTION DET.	FAN/LIGHT CEILING MOUNTED FIXTURE
AUDIO SYSTEM OUTLET JACK	

DESIGN STAGE

1	2	3	4	5
PRELIMINARY DESIGN	11-11-15	11-23-15	11-24-15	12-17-15
PRELIMINARY DESIGN	01-14-16	01-25-16	02-11-16	02-16-16
PRELIMINARY DESIGN	03-24-16	04-07-16	04-12-16	04-12-16
RELEASE FOR PERMIT	04-08-16			
MARKETING RELEASE				

FIRST FLOOR ELECTRICAL PLAN

SECOND FLOOR ELECTRICAL PLAN

ELECTRIC GROUNDING DETAIL

Architects & Planners, Inc.

2800 Behm Road at Rt. 176

Crest Hill, Illinois 60014

Telephone: 615-788-9200 Fax: 615-788-9201

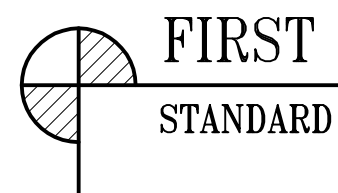
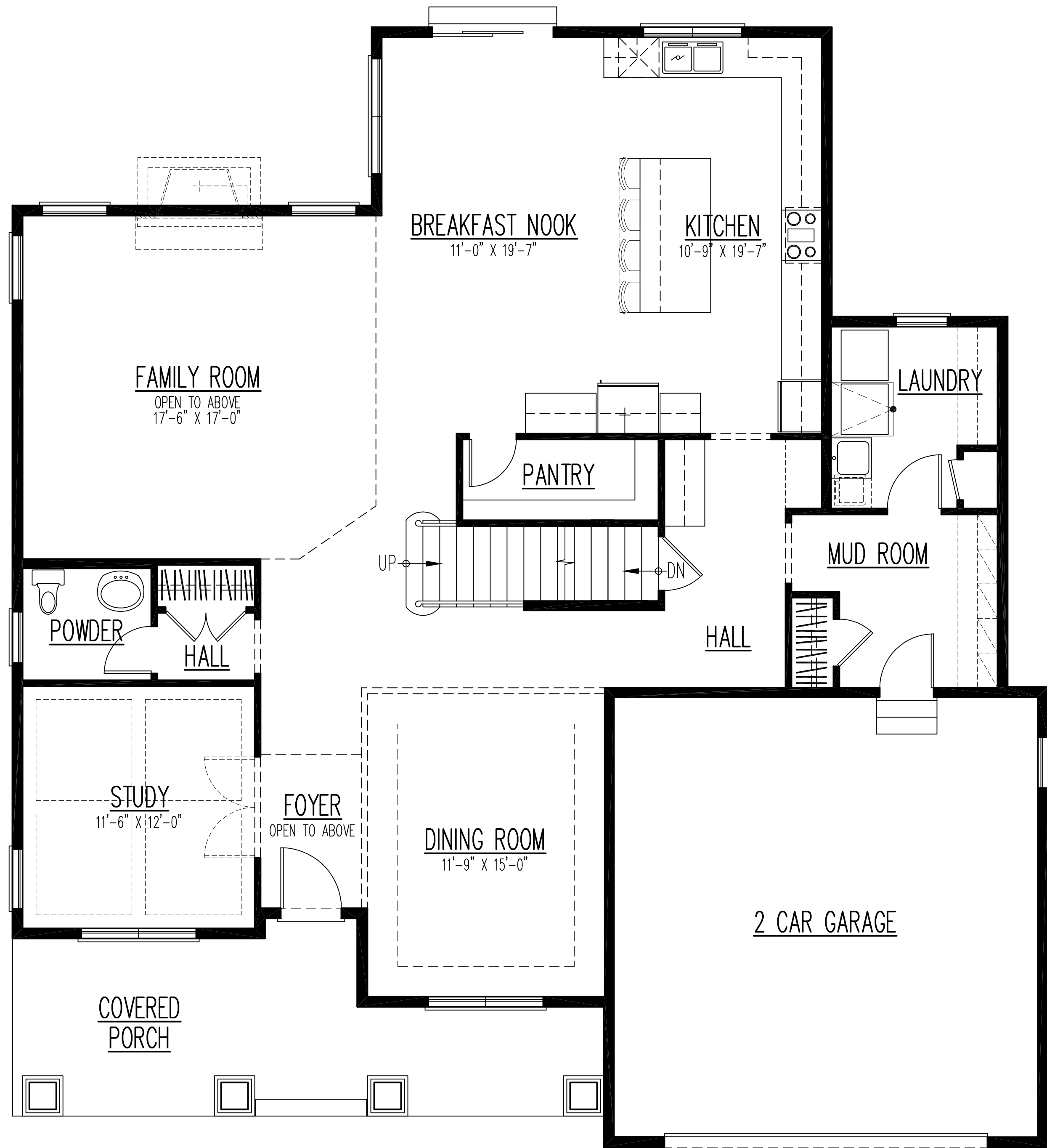
ALA

Job Number: 15237

Sheet Number: E101

File Name: 15237E101

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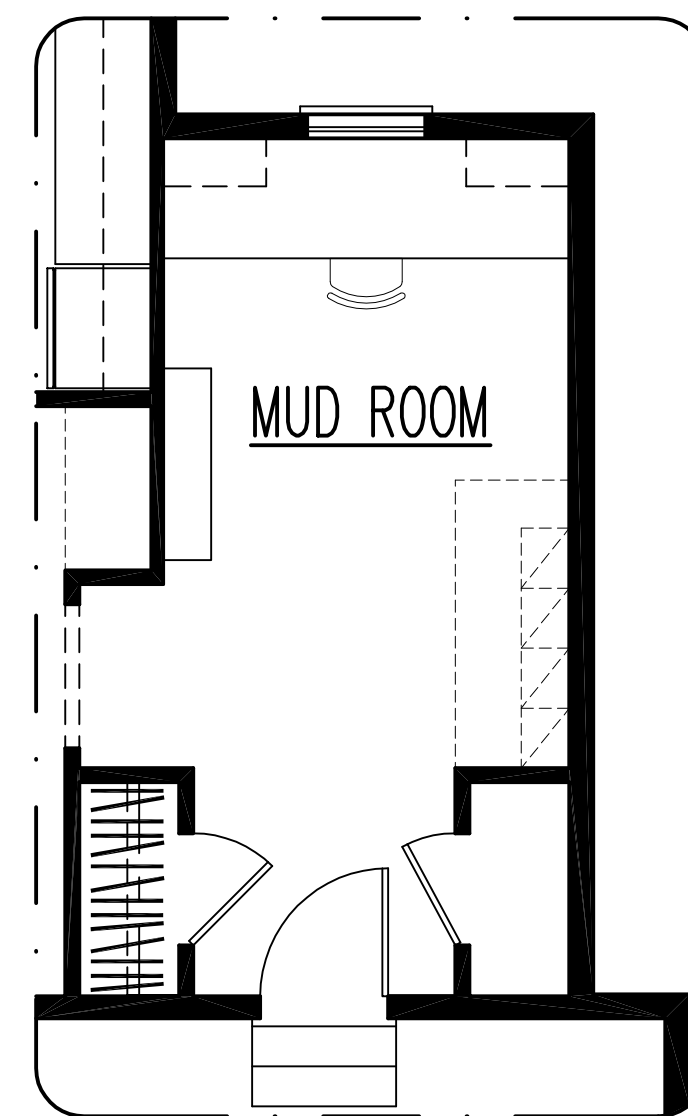


FIRST FLOOR PLAN

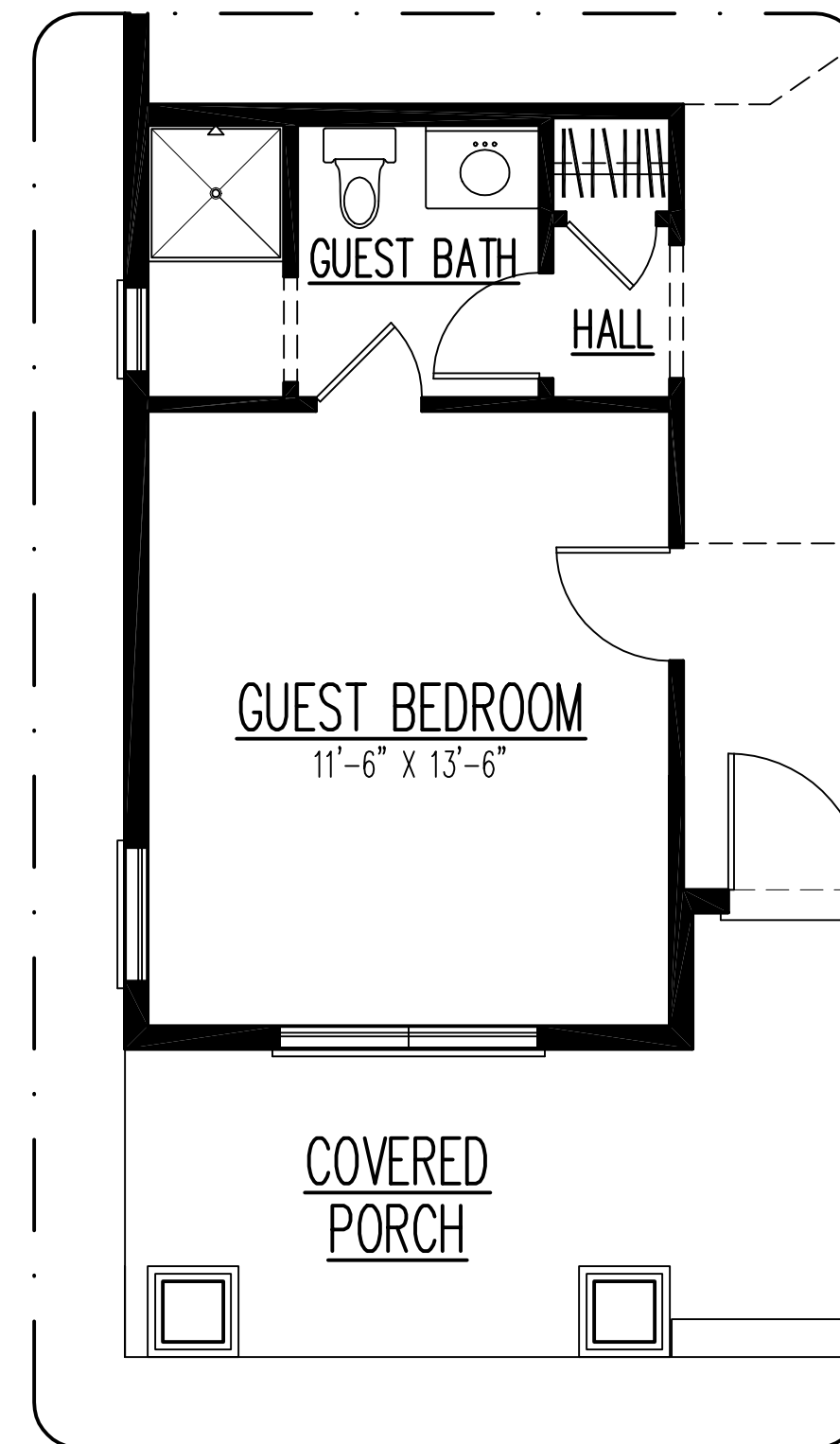
PLAN #15237

SQUARE FOOTAGE:

FIRST FLOOR: 1,748
SECOND FLOOR: 1,579
TOTAL LIVING SPACE: 3,327



OPTIONAL MUD ROOM W/ TASK AREA
(W/ 2ND FLR. LAUNDRY)



OPTIONAL 1ST FLR. GUEST SUITE
(BEDROOM #2 INCREASES TO 11'-6" X 14'-6½")
1ST FLR. +45 S.F.
2ND FLR. +45 S.F.

DESIGN STAGE		1	2	3	4	5
PRELIMINARY DESIGN	11-11-15	11-23-15	11-24-15	12-04-15	12-17-15	12-17-15
DESIGN DEVELOPMENT	01-14-16	01-25-16	02-11-16	02-18-16	02-24-16	02-24-16
CONCEPT DESIGN	02-25-16	03-11-16	04-07-16	04-12-16		
RELEASE FOR PERMIT						
REVISION						
MARKETING						

LEXINGTON HOMES

FIRST FLOOR PLAN
PLAN OPTIONS

Architects & Planners, Inc.
2600 Behan Road at Rt. 175
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA

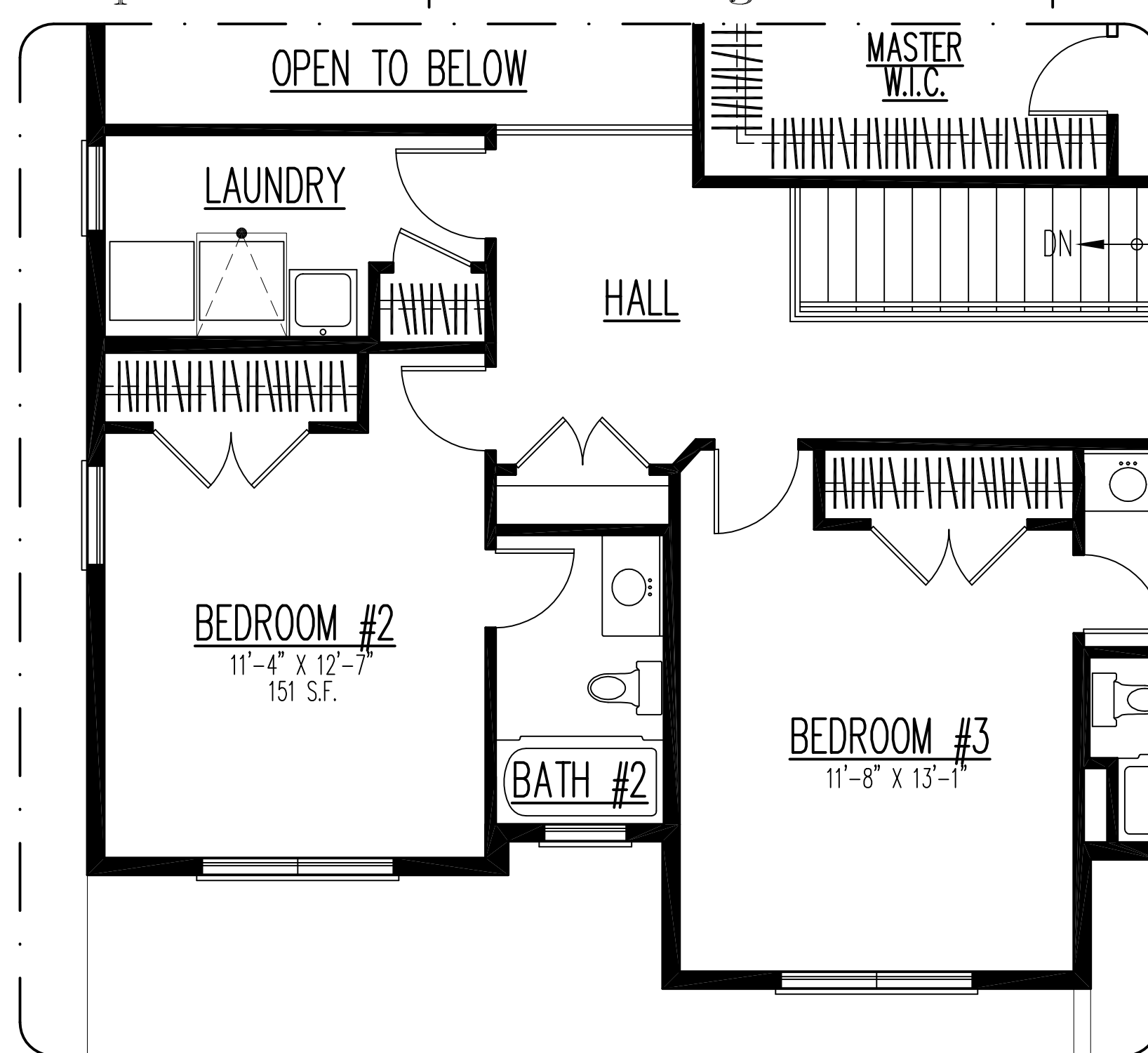
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File Name: 15237M01



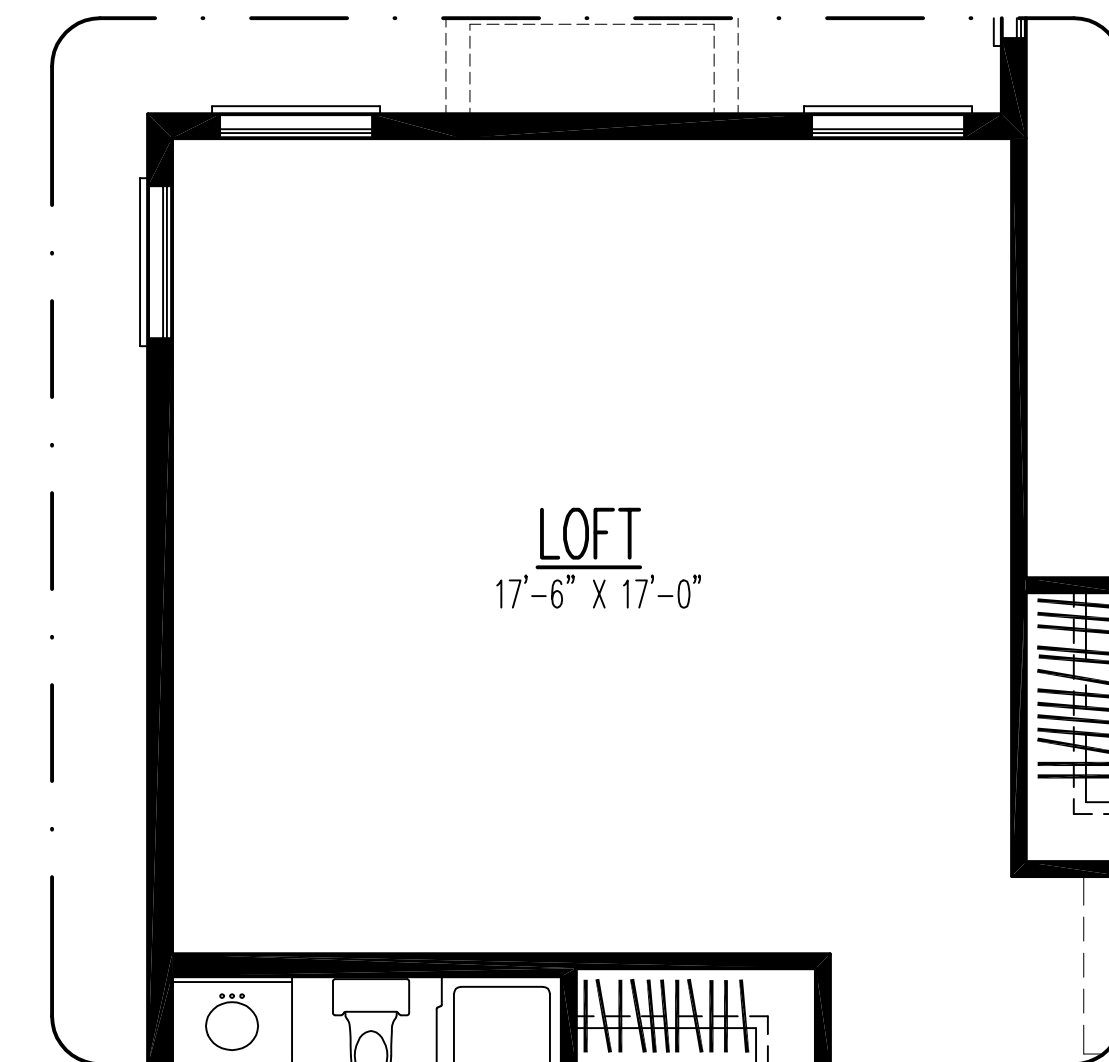
FIRST FLOOR PLAN
STANDARD

PLAN #15237

SQUARE FOOTAGE:	
FIRST FLOOR:	1,748
SECOND FLOOR:	1,579
TOTAL LIVING SPACE:	3,327



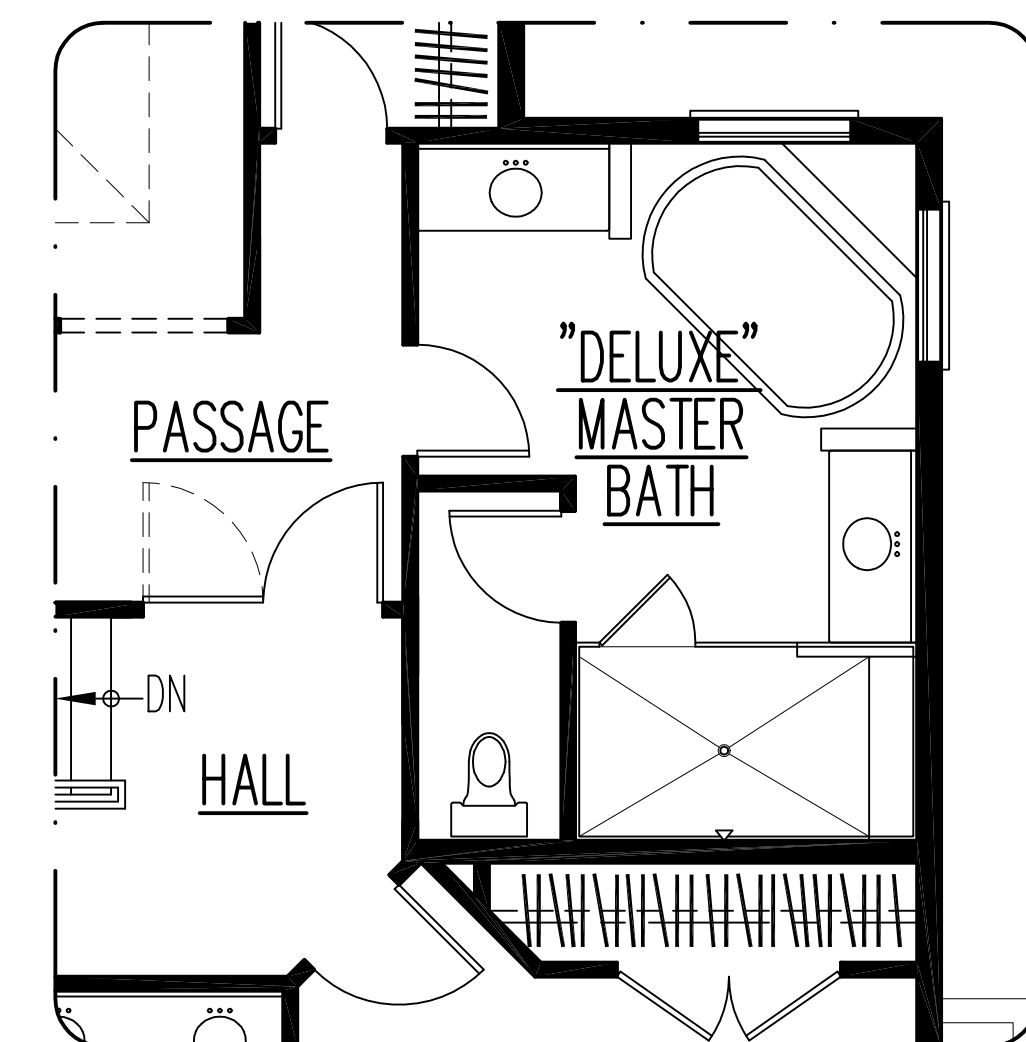
OPTIONAL 2ND FLR. LAUNDRY
W/ 1ST FLR. POCKET OFFICE
2ND FLR. +254 S.F.



OPTIONAL LOFT
2ND FLR. +312 S.F.



OPTIONAL BEDROOM #5
2ND FLR. +310 S.F.



OPTIONAL "DELUXE" MASTER BATH

DESIGN STAGE		1	2	3	4	5
PRELIMINARY DESIGN		11-11-15	11-23-15	11-24-15	12-04-15	12-17-15
DESIGN DEVELOPMENT		01-14-16	01-25-16	02-11-16	02-18-16	02-24-16
RELEASE FOR PERMIT		02-23-16	03-21-16	04-07-16	04-12-16	
REVISION						
GRADING						
RELEASE						

LEXINGTON HOMES
SECOND FLOOR PLAN
PLAN OPTIONS

Architects & Planners, Inc.
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Crystal Lake, Illinois 60014
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ALA
Job Number: 15237
Sheet Number: M02
File Name: 15237M02

DETENTION / NATURAL AREAS NOTES

PART ONE -- INSTALLATION - EXECUTION:

- A. The CONTRACTOR shall furnish, transport, and install the native seed / plugs in the areas specified on the Landscape Plan.
- B. The optimal time to install seed is from the fall (October 1) to late spring (June 15) under favorable hydrologic conditions. (Avoid mid-to-late summer seeding because of limited soil moisture and rainfall. Many native species require a cold stratification in order to break dormancy; when conditions are right in the spring, the seed will be in place to germinate.) The basin bottom shall be saturated. If seeding/planting is conducted outside that window, CONTRACTOR should realize that extra irrigation and/or replanting efforts may be necessary to achieve the minimum performance criteria at no additional cost to the OWNER.
- C. The ECOLOGICAL CONSULTANT OR LANDSCAPE ARCHITECT shall approve all species substitutions to the designated seed mixture at least two-weeks prior to planting. Unapproved species delivered to the site shall not be accepted.
- D. All native seed / plugs shall be in good condition and sourced from a reputable nursery; native seed shall be of high quality and able to germinate.
- E. The genotype of all seed sources shall be within a 100-mile radius of the project site.
- F. All plugs shall be treated with a mycorrhizal fungi mix to promote the development of a vigorous root system and to increase the roots' ability to capture nutrients, also increasing the plant's resistance to disease, drought, and insect damage.
- G. Prior to installing seed / plants, the site shall be properly prepared, which involves identifying any existing native plants, removing unwanted vegetation, stabilizing any erodible areas, and preparing the area:
- Check for any buried utilities.
 - Clear area of debris that would interfere with planting.
 - Mow any excess existing vegetation growth.
 - Apply broad spectrum or targeted herbicide, depending on species present.
 - De-compact any areas of special concern:
 - Lightly compact tilled or loose soil with a roller, cultipacker, or similar equipment.
 - If using a no-till seed drill, tilling can usually be omitted.
 - If ground is wet, tilling should not occur until the soil dries enough to break apart when tilled.
 - Scarify soil surface with shallow tilling or raking
- K. Seed / plugs shall be evenly distributed throughout all planting areas.
- L. Seed installation techniques:
- Broadcasting:
 - For small (typically two acres or less) or irregularly shaped areas, seed can be planted by hand broadcasting. To aid seed distribution, combine the seed mix with filler materials, such as sawdust, peat moss, or vermiculite. Mix the material evenly into the inert material, which should be slightly damp so that the seed sticks to it. If not already included in the seed mix, plant a temporary cover crop along with the seed, to stabilize the soil while the permanent native species germinate and becomes established, especially in highly erodible areas. Do not use a heavy amount of cover crop seed, which could smother the native seed and inhibit germination.
 - Using a hand-crank or tow-behind broadcaster, start with half of the seed and try to cover the entire area with that amount of seed. Take the remaining half of the seed, go to the opposite end of the site and cover it again. (This approach helps prevent running out of seed, a common occurrence.) After broadcasting is complete, it is important to use a cultipacker or roller over the area to make good seed-to-soil contact. If a roller is not available, tractor tires can be used instead. Do not cover seed more than ¼ inch deep.
 - No-Till Drill: For larger areas and sites with existing vegetation, use a no-till seed drill, which does not require the soil to be tilled before planting, resulting in minimal soil disturbance. No-till drills plant seed in rows opening slits in the soil, into which seed is deposited. If using a no-till drill, follow the manufacturer's specifications, the diversity of seed sizes makes drill calibration a challenge, perform a few test areas first to help prevent running out of seed.
- M. The CONTRACTOR shall water all seed / plugs throughout the first growing season as necessary to achieve the performance criteria specified below. (Typically, one inch of water per week is sufficient to encourage proper germination and growth.)
- N. Once planting is completed, an erosion control blanket should be placed over all seeded areas.

INSTALLATION - QUALITY ASSURANCE:

- A. The CONTRACTOR and ECOLOGICAL CONSULTANT OR LANDSCAPE ARCHITECT shall review survivorship during a field inspection 1-year from installation. The CONTRACTOR shall install additional seed / plugs to achieve 90% survivorship at no additional cost to OWNER. The CONTRACTOR shall water all replacement seed / plugs during the establishment period. All irrigation costs associated with plant establishment is incidental to the contract and shall be included in the lump sum price. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall perform vegetative management for 3-years following planting as specified under the section "Three-Year Vegetation Management Period", to assist with performance standard achievement.
- B. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall keep detailed records of the number of each species installed in each basin, and the corresponding date(s) the seeds / plugs were installed. A similar log shall be kept for each watering event. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall submit a copy of these records to the CONSTRUCTION MANAGER before invoices will be approved for payment.

INSTALLATION - GUARANTY:

- Satisfactory performance of all native planting shall include the following:
- A. 90% survivorship 1-year from seed / plug installation and 100% survivorship 3-years from seed / plug installation.

- B. There shall be no un-vegetated areas that exceed one square yard.

INSTALLATION - CLEAN-UP:

Provide clean-up as soon as practicable after work has been completed (i.e., daily and at project completion).

PART 2 -- MANAGEMENT - EXECUTION:

To help ensure success, native areas need a maintenance and management plan that is flexible and supports site development goals. While native plants tend to germinate and develop at a slower rate than ornamental perennials or turf grass, regular maintenance during the establishment period greatly improves success. Regular maintenance and monitoring controls invasive species, ensures optimal moisture levels are present, and identifies other necessary management actions. An ECOLOGICAL CONSULTANT shall assemble a management plan appropriate for each site/basin and they shall oversee the implementation of the management plan.

- A. Monitoring and maintenance activities include:
- Regular Site Inspections: During the establishment period (the first 2-3 years), address any invasive species, preventing them from becoming a problem.
 - Mowing: During the establishment period, native plants concentrate their energy toward expanding their root systems. Mowing can suppress non-native annual plants without negatively affecting natives. Mowing also thins out the canopy, allowing more light to reach new seedlings. Mow to 8-10" high. During the first growing season, perform 1-3 mowing events, depending on the height and growth of the vegetation. If weed pressure is high, more mowing may be needed.
 - Selective Herbicide Application: Many perennial weed species are best controlled through chemical applications. Use caution when applying chemicals to minimize collateral damage to desirable plant species. Chemicals should only be applied by a licensed, professional applicator who can assure that the chemical selection, rates, and application methods are legal and appropriate.
 - Over-Seeding and Supplemental Planting: Most native species grow slowly from seed. Supplemental plantings are often used to increase diversity or to introduce conservative species to an established planting. Typically, the second growing season following installation is the time to assess whether the site needs over-seeding and/or supplemental planting.
 - Water Control and Temporary Irrigation: In periods of drought, small native areas will benefit from irrigation, especially during the first growing season. Typically, one inch of water per week is sufficient to encourage proper germination and growth. Weed pressure will increase with supplemental watering, which may require more frequent mowing or herbicide application.
 - Prescribed Burning: Controlled burns can be important to long-term native area maintenance. Burning simulates historical processes that once maintained native areas. Burning greatly reduces the number of woody species and enhances the health of herbaceous species. Burning also clears thatch, while the black, burned surface absorbs and retains heat, making way for new growth in the spring. A trained professional and their trained personnel should manage all burning, insuring that proper techniques, safety, and equipment are used, only if burning is a viable option.
- B. The ECOLOGICAL CONSULTANT shall conduct chemical and/or mechanical/hand weed control activities in each of the native planting areas for a 3-year period following seed / plug installation. The ECOLOGICAL CONSULTANT shall conduct at least three weed control application periods within each basin for the first year and as needed for the following two management years. The ECOLOGICAL CONSULTANT is responsible to achieve a 100% kill of reed canary grass, purple loosestrife, thistle, teasel, cattails, and common reed, and an 95% kill of other problematic, nuisance species (i.e., red/white clover, sweet clover, ragweed, field bindweed, quack grass, smooth brome, Indian hemp, late boneset, tall boneset, tall goldenrod, common milkweed, etc.) to successfully complete each of the application periods specified below.

MANAGEMENT - APPLICATION PERIODS:

- A. The three annual application periods shall occur during the time period specified below, and consist of, but not limited to, controlling the following problematic nuisance species per each period:
- Application Period One (late spring to mid summer): problematic species such as, but not limited to, white/yellow sweet clover, wild carrot, thistle, cattails, purple loosestrife, reed canary grass, and common reed.
 - Application Period Two (mid to late summer): problematic species such as, but not limited to, ragweed, cattails, purple loosestrife, reed canary grass, and common reed.
 - Application Period Three (late summer and fall): problematic species such as, but not limited to, reed canary grass, common reed, and red/white clover.

MANAGEMENT - QUALITY ASSURANCE: The ECOLOGICAL CONSULTANT shall keep detailed records of each of all chemical and/or mechanical/hand weed control events conducted within each basin. The ECOLOGICAL CONSULTANT shall submit a copy of these records to the CONSTRUCTION MANAGER before invoices will be approved for payment.

MANAGEMENT - GUARANTY:

Satisfactory performance of management activities shall include the following:

- A. 0% species present of reed canary grass, purple loosestrife, thistle, teasel, cattails, and common reed.
- B. ≤ 5% species presence of all other non-native and weedy species.
- C. Vegetated basins are appropriately and actively managing stormwater, restoring watersheds, managing nutrient loading, mitigating habitat impacts, increasing wildlife habitat, and enhancing natural beauty.

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
 - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
 - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
 - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
 - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
 - MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO A CENTER HEIGHT OF TWELVE INCHES (12").
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:

LEXINGTON HOMES
1731 N. MARCEY STREET, #200
CHICAGO, IL

CONTACT: JOHN AGENLIAN

ARBORIST:

URBAN FOREST MANAGEMENT

960 IL ROUTE 22, SUITE 207
FOX RIVER GROVE, IL 60021
TEL (847) 516-9708

CONTACT: TODD SINN

CIVIL ENGINEER:

PEARSON BROWN & ASSOCIATES
1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048
TEL (847) 367-6707

CONTACT: RON ADAMS / ANGELO ZOGRAFOS

LANDSCAPE ARCHITECT:

DICKSON DESIGN STUDIO, INC.
526 SKYLINE DRIVE
ALGONQUIN, IL 60102
TEL (847) 878-4019

CONTACT: SHARON DICKSON

SHEET KEY

L0.1 PROJECT TEAM

GENERAL LANDSCAPE NOTES

DETENTION / NATURAL AREAS NOTES

L0.2 TREE INVENTORY LISTING - PRESERVED TREES

PLANT & MATERIALS LIST

PLANT SYMBOLS KEY

PLANTING DETAILS

L1.0 SHEET KEY (LANDSCAPE PLAN)

CONTEXT MAP

TYPICAL FOUNDATION LANDSCAPE PLAN

L1.1 OVERALL LANDSCAPE PLAN

L1.2 OVERALL LANDSCAPE PLAN



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STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 4, 2015

REVISIONS

1.	PER CLIENT 2/12/16
2.	PER CLIENT 2/17/16
3.	PER TREE PRES 2/17/16
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7.	PER COMMENTS 4/13/16
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L0.1

TREE INVENTORY LISTING - PRESERVED TREES

NOTE!
 REFER TO TREE PRESERVATION & REMOVAL PLAN, PREPARED BY DICKSON DESIGN STUDIO, INC., FOR ADDITIONAL INFORMATION.

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	OUTCOME
TREES TO PRESERVE							
1301	Kaspar parkway	Silver Maple	Acer saccharinum	31	3	3	PRESERVE
1302	Kaspar parkway	Silver Maple	Acer saccharinum	28	4	4	PRESERVE
1303	Kaspar parkway	Silver Maple	Acer saccharinum	24	3	3	PRESERVE
1304	Kaspar parkway	Silver Maple	Acer saccharinum	29	3	3	PRESERVE
1305	Kaspar parkway	Silver Maple	Acer saccharinum	30	3	3	PRESERVE
1306	Kaspar parkway	Silver Maple	Acer saccharinum	28	3	3	PRESERVE
1309	E. property line	Hackberry	Celtis occidentalis	3	2	4	PRESERVE
1311	E. property line	Norway Maple	Acer platanoides	8	2	3	PRESERVE
1335	E. property line	Black Walnut	Juglans nigra	14	3	4	PRESERVE
1338	E. property line	Hackberry	Celtis occidentalis	4	3	3	PRESERVE
1366	E. property line	Hackberry	Celtis occidentalis	30	3	3	PRESERVE
1382	N. property line	Hackberry	Celtis occidentalis	23	3	3	PRESERVE
1384		Hackberry	Celtis occidentalis	2.5	2	4	PRESERVE
1386		Norway Maple	Acer platanoides	3.5	2	3	PRESERVE
1388		American Elm	Ulmus americana	6	3	4	PRESERVE
1398		American Elm	Ulmus americana	2.5	2	4	PRESERVE
1438	Along Sigwalt	American Elm	Ulmus americana	9	3	2	PRESERVE
1455	Along Sigwalt	Crabapple	Malus spp.	5	2	3	PRESERVE
1456	Along Sigwalt	Mulberry	Morus spp.	9	3	3	PRESERVE
1457	Along Sigwalt	White Ash	Fraxinus americana	4	3	2	PRESERVE
1459	Along Sigwalt	Crabapple	Malus spp.	6	3	3	PRESERVE
1460	S.E. property corner	American Elm	Ulmus americana	2.5	2	3	PRESERVE
1494	W. property line	Norway Maple	Acer platanoides	18	3	3	PRESERVE
1562	E. property line	Honeylocust	Gleditsia triacanthos	4	2	3	PRESERVE
1563	E. property line	Honeylocust	Gleditsia triacanthos	2.5	2	3	PRESERVE
1564	E. property line	Black Walnut	Juglans nigra	4	2	3	PRESERVE
1565	E. property line	Honeylocust	Gleditsia triacanthos	5	3	4	PRESERVE
1566	E. property line	Honeylocust	Gleditsia triacanthos	4	3	3	PRESERVE
1567	E. property line	Honeylocust	Gleditsia triacanthos	3	3	4	PRESERVE
1608	W. property line	Silver Maple	Acer saccharinum	14	3	4	PRESERVE
1609	W. property line	Norway Maple	Acer platanoides	15	3	4	PRESERVE
1663	W. property line	Hackberry	Celtis occidentalis	2.5	3	4	PRESERVE
1672	E. property line	Cottonwood	Populus deltoides	33	3	4	PRESERVE
1682		Black Walnut	Juglans nigra	15	2	3	PRESERVE
1689		Silver Maple	Acer saccharinum	44	5	3	PRESERVE
1702	Sigwalt parkway	Honeylocust	Gleditsia triacanthos	24	3	4	PRESERVE
1703	Sigwalt parkway	Honeylocust	Gleditsia triacanthos	23	3	3	PRESERVE
1704	Sigwalt parkway	Norway Maple	Acer platanoides	19	4	3	PRESERVE
1706	Campbell parkway	Norway Maple	Acer platanoides	2	3	3	PRESERVE
1707	Campbell parkway	Honeylocust	Gleditsia triacanthos	23	3	3	PRESERVE
1708	Campbell parkway	Honeylocust	Gleditsia triacanthos	26	3	4	PRESERVE

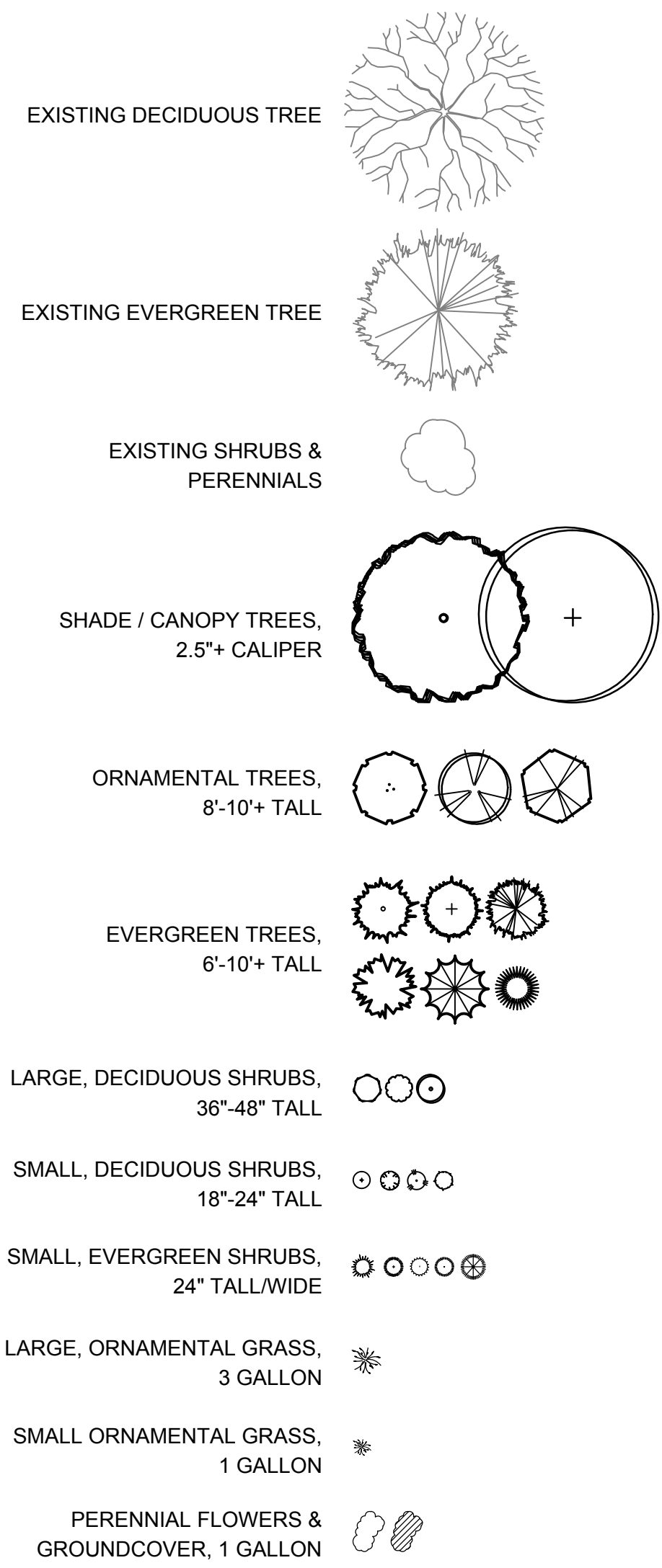
PLANT & MATERIALS LIST

NOTE!
 NATIVE SEED VARIETIES FOR THE DETENTION SIDE SLOPES AND BASIN BOTTOM SHALL BE PROVIDED AT TIME OF FINAL LANDSCAPE PLAN.

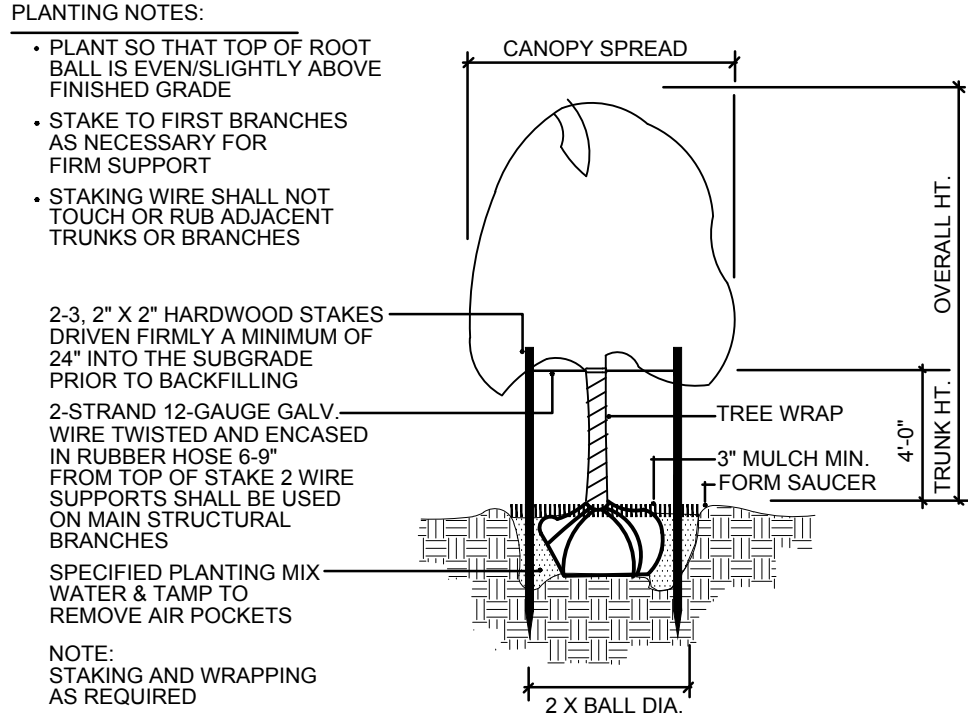
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
-	30	4" caliper	-	Misc. sp. on lots (<i>species TBD at time of final</i>)
AS	4	4" caliper	Acer saccharum	Sugar Maple
CO	6	4" caliper	Celtis occidentalis	Hackberry
GT1	4	4" caliper	Gleditsia triacanthos var. inermis	Thornless Common Honeylocust
LT	3	4" caliper	Liriodendron tulipifera	Tulip Tree
PAMC	6	4" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
PCC	1	4" caliper	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear
Evergreen Trees				
-	22	8'-12' high	-	Misc. sp. on lots (<i>species TBD at time of final</i>)
PGD10	1	10' high	Picea glauca 'Densata'	Black Hills Spruce
PGD8	2	8' high	Picea glauca 'Densata'	Black Hills Spruce
PM12	1	12' high	Pseudotsuga menziesii	Douglas Fir
PM10	3	10' high	Pseudotsuga menziesii	Douglas Fir
PS8	1	8' high	Pinus strobus	White Pine
Ornamental Trees				
-	38	8' high	-	Misc. sp. on lots (<i>species TBD at time of final</i>)
-	15	8' high	-	Misc. sp. on house foundations (<i>species TBD at time of final</i>)
AC	4	8' high	Amelanchier canadensis	Shadblow Serviceberry
CM	1	8' high	Cornus mas	Comelian Cherry
MRR	2	8' high	Malus x 'Royal Raindrops'	Royal Raindrops Flowering Crabapple
Large Deciduous Shrubs				
RCM	27	5 gal.	Rhus copallina 'Morton'	Praire Flame Shining Sumac
SMP	33	48"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
Ornamental Grasses				
PVN3	18	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Detention Plantings				
-	830	S.Y.	-	Native Seed Mix (<i>side slopes</i>)
-	830	S.Y.	-	DS-75 Erosion Control Blanket (<i>side slopes</i>)
-	1,260	S.Y.	-	Native Seed Mix (<i>bottom</i>)
-	1,260	S.Y.	-	SC-150 Erosion Control Blanket (<i>bottom</i>)
Materials				
-	8	C.Y.	-	Soil Amendments
-	24	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod

PLANT SYMBOLS KEY

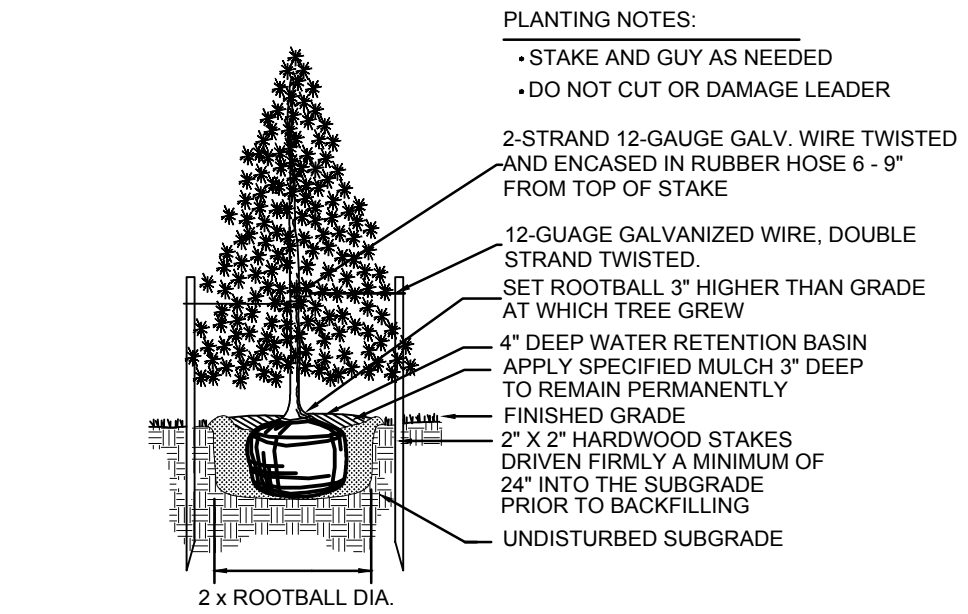
NOTE!
 NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.



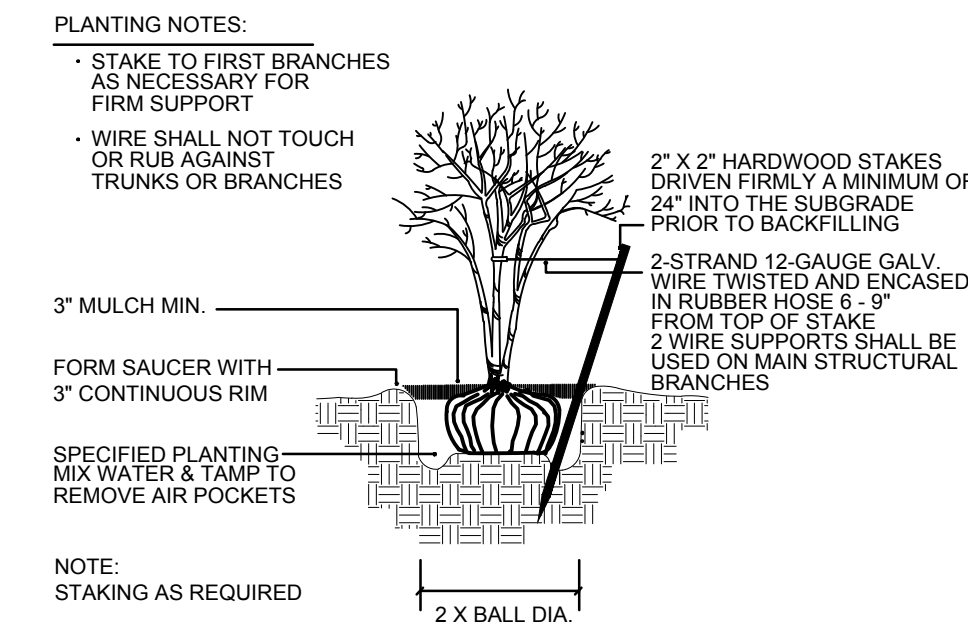
PLANTING DETAILS



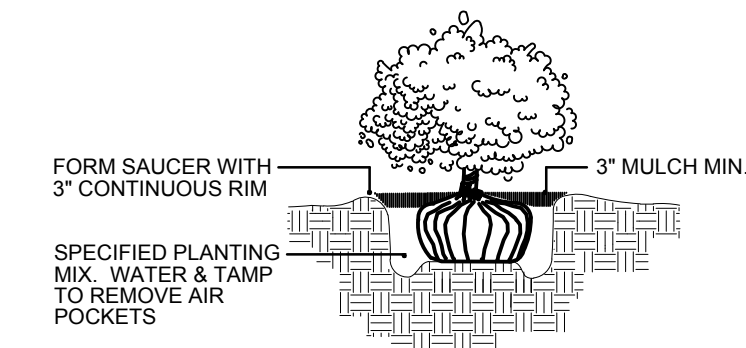
TREE PLANTING & STAKING
 NOT TO SCALE



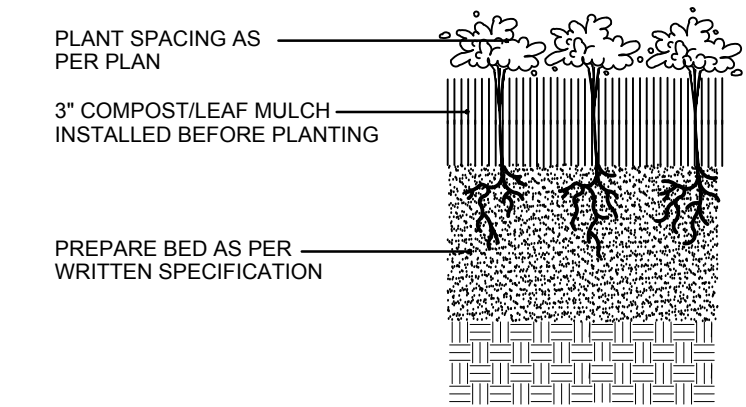
EVERGREEN TREE PLANTING
 NOT TO SCALE



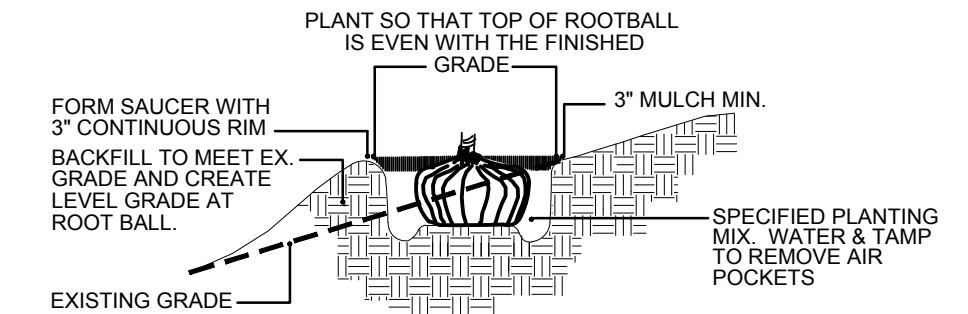
MULTI-TRUNK TREE STAKING
 NOT TO SCALE



SHRUB PLANTING
 NOT TO SCALE



PERENNIAL PLANTING
 NOT TO SCALE



HILLSIDE PLANTING
 NOT TO SCALE



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526 SKYLINE DRIVE
 ALGONQUIN IL 60102
 847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
 CHICAGO, IL

PLAN DATE

FEBRUARY 4, 2015

REVISIONS

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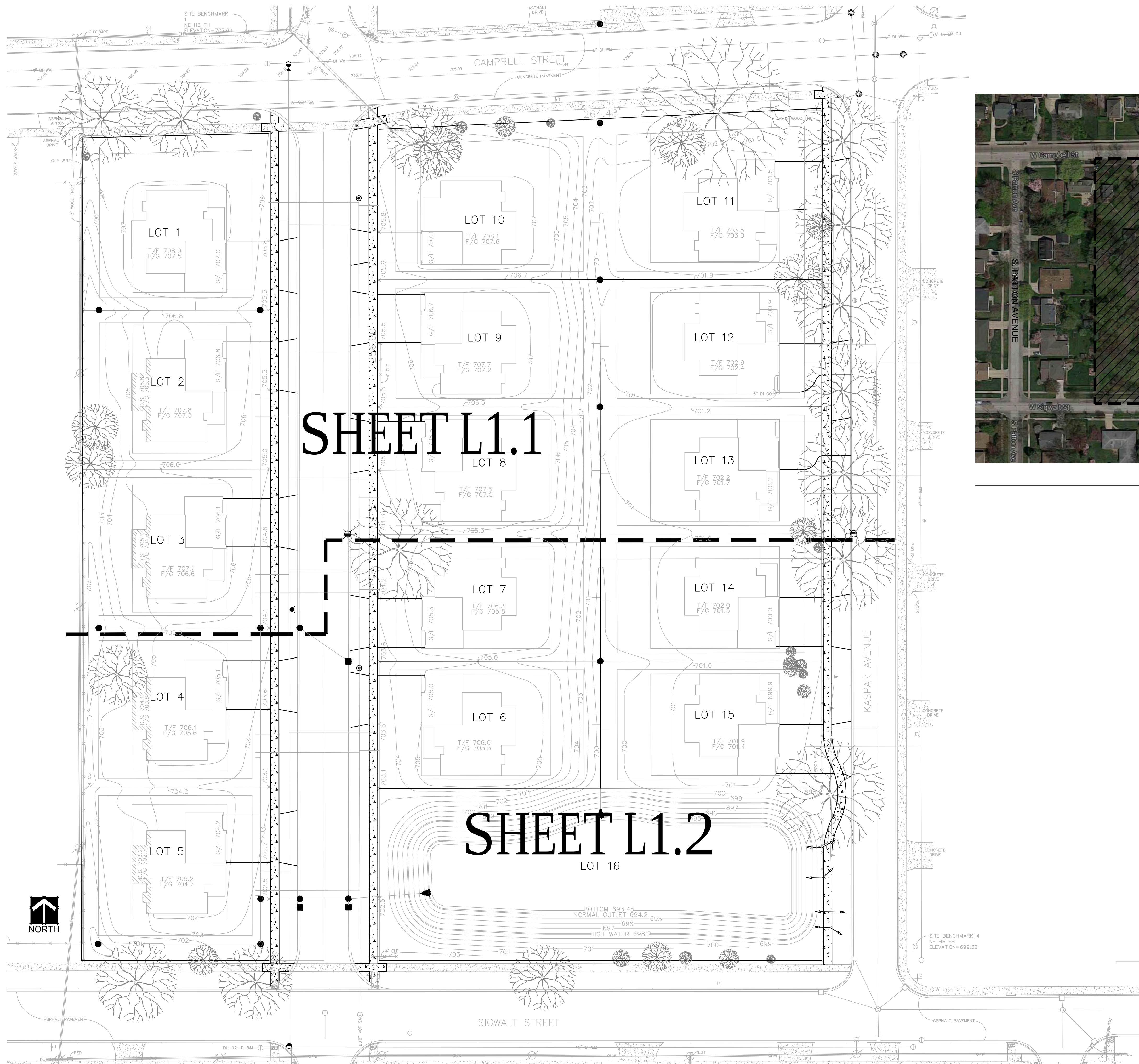
PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
 ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

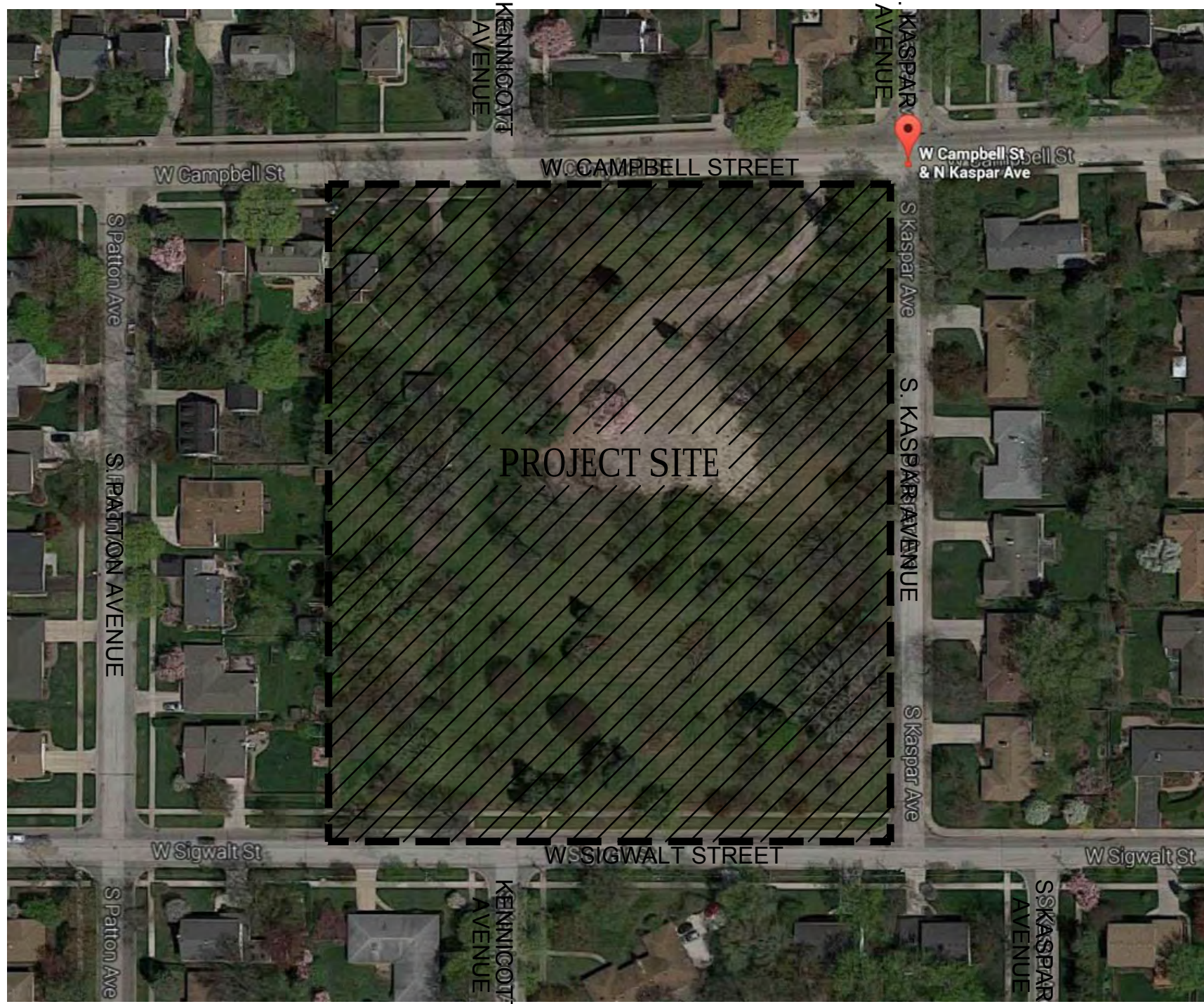
SHEET NUMBER

L0.2

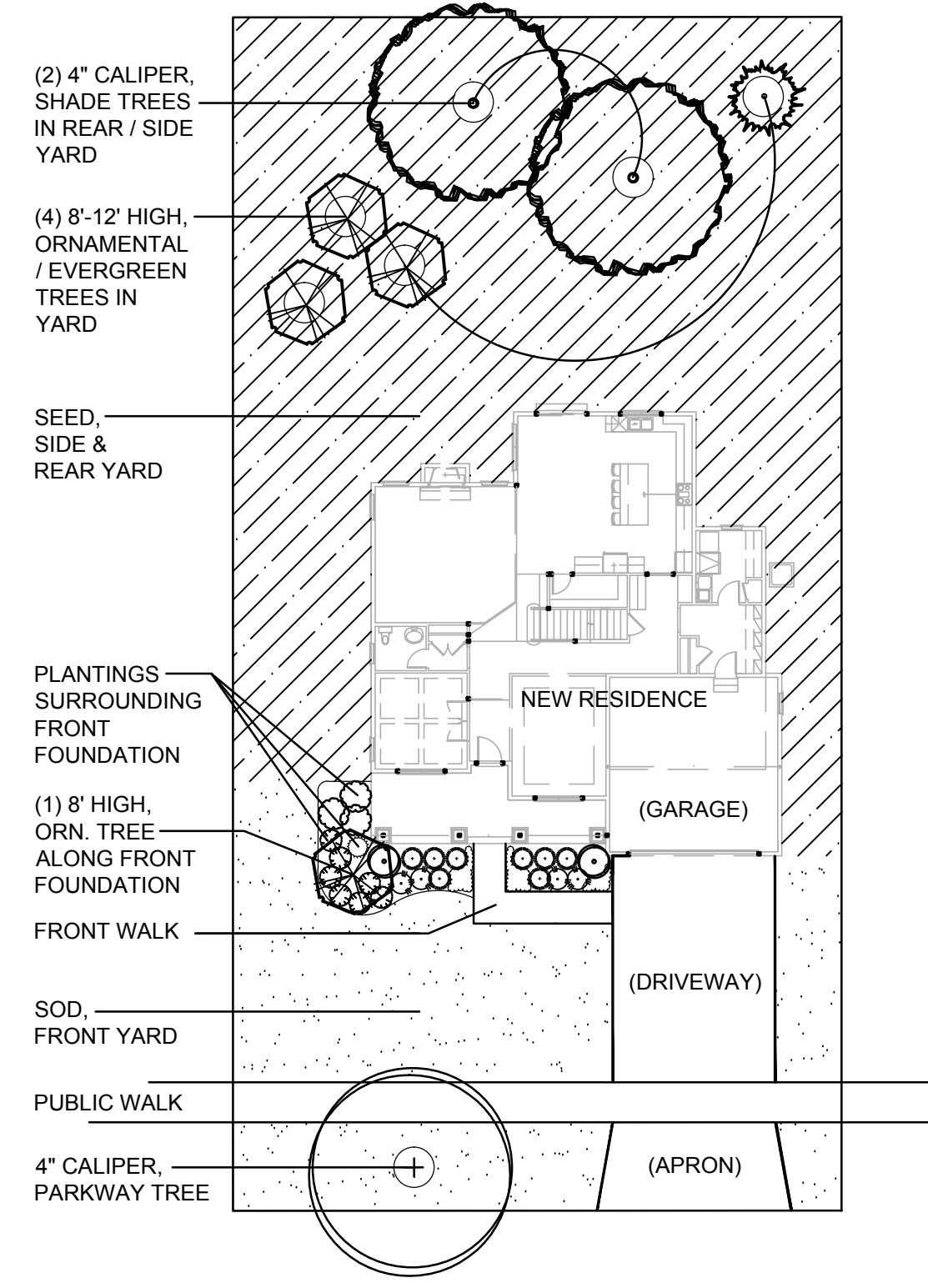


SHEET L1.1

SHEET L1.2



CONTEXT MAP
NOT TO SCALE



TYPICAL FOUDATION LANDSCAPE PLAN
SCALE: 1" = 20'-0"

LAND DEVELOPMENT LANDSCAPE PLAN - SHEET KEY
SCALE: 1" = 30'-0"



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STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

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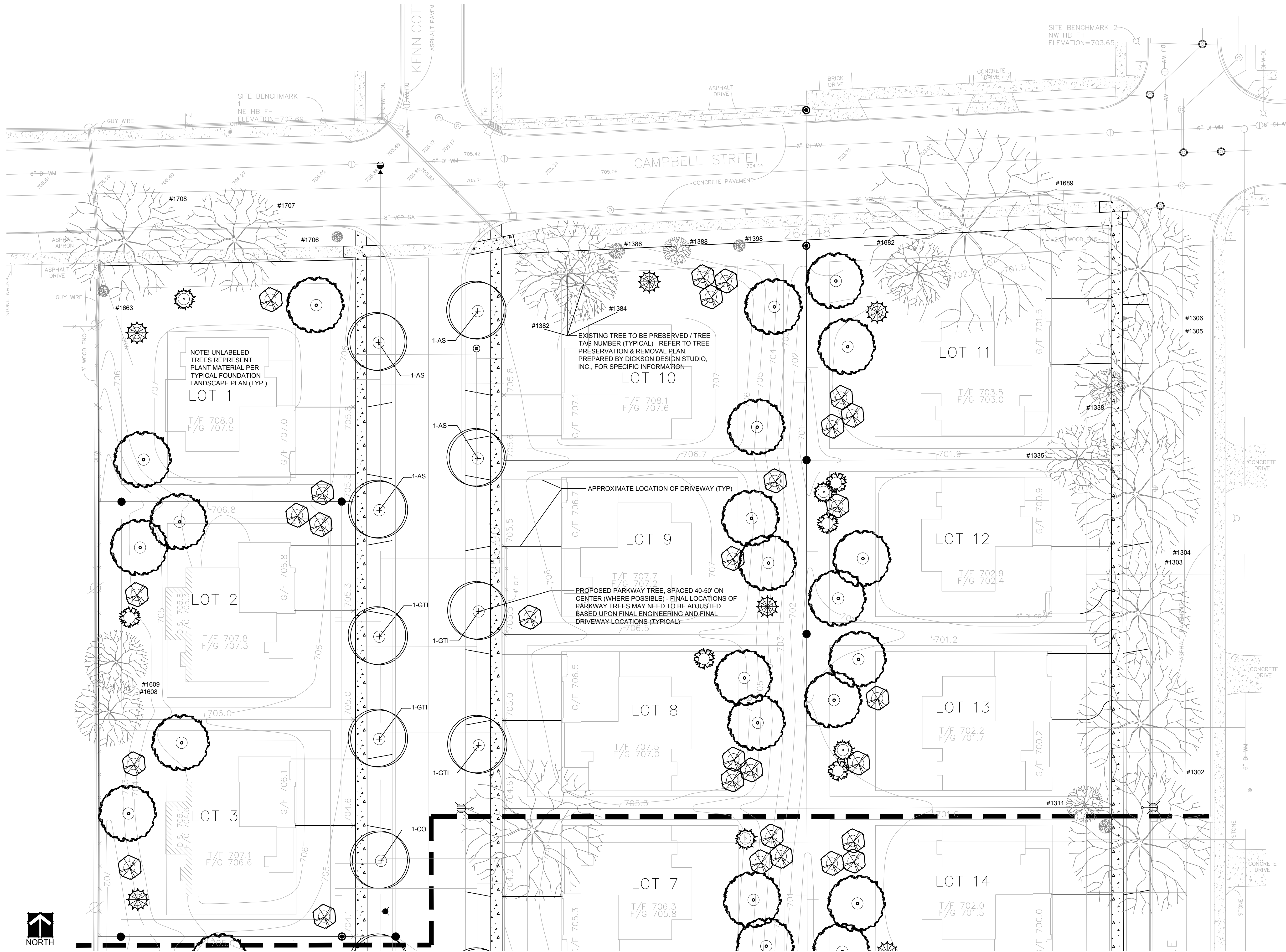
PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.0



OVERALL LANDSCAPE PLAN
SCALE: 1" = 20'-0"



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

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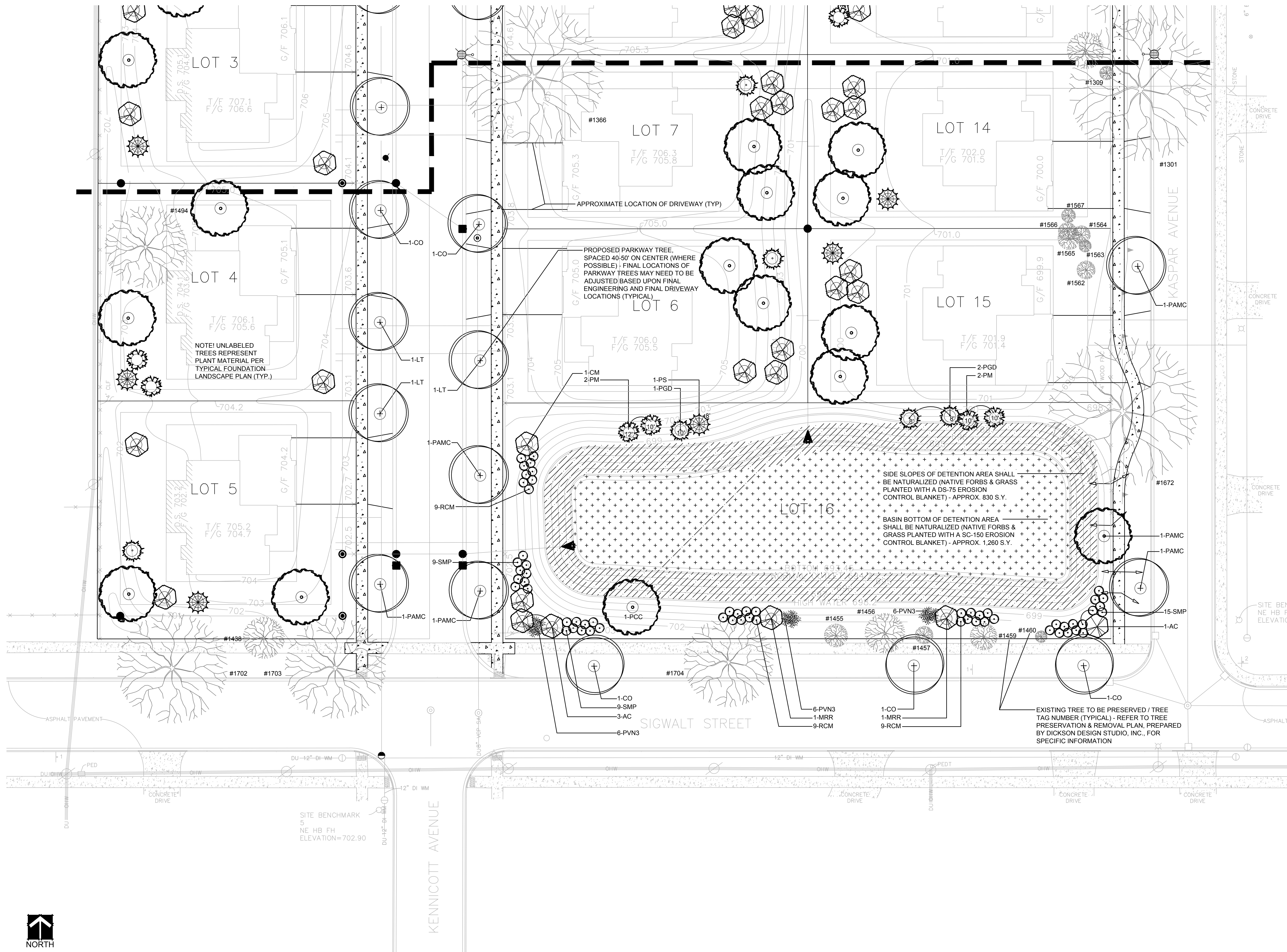
PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1



OVERALL LANDSCAPE PLAN
SCALE: 1" = 20'-0"



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
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10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.2

- LEGEND**
- ACU = AIR CONDITIONING UNIT
 - BL = BUILDING LINE
 - CLF = CHAIN-LINK FENCE
 - CO = CROSS NOTCH
 - CU = CLEAN-OUT
 - DI = DUCTILE IRON
 - DU = DESTINATION UNKNOWN
 - ELEC = ELECTRIC
 - EM = ELECTRIC METER
 - FNC = FENCE
 - GM = GAS METER
 - IP = IRON PIPE
 - IR = IRON ROD
 - (M) = MEASURED
 - MB = MAILBOX
 - OHV = OVERHEAD WIRES
 - PEDESTAL = PEDESTAL
 - PEDC = CABLE PEDESTAL
 - PEDT = TELEPHONE PEDESTAL
 - PUE = PUBLIC UTILITY EASEMENT
 - (R) = RECORD
 - SA = SANITARY
 - ST = STORM
 - TRANS = TRANSFORMER
 - UGW = UNDERGROUND WIRE
 - UP = UTILITY POLE
 - VCP = VITRIFIED CLAY PIPE
 - WM = WATERMAIN
 - MANHOLE = MANHOLE
 - ROUND OPEN GRATE MANHOLE = ROUND OPEN GRATE MANHOLE
 - VALVE VAULT = VALVE VAULT
 - B-BOX = B-BOX
 - IP = FIRE HYDRANT
 - SIGN WITH SIGN NOTE NUMBER = SIGN WITH SIGN NOTE NUMBER
 - LIGHT ON MAST ARM = LIGHT ON MAST ARM
 - SOIL BORING = SOIL BORING
 - ORANGE PIN FLAG = ORANGE PIN FLAG
 - B6-0 CONCRETE CURBING = B6-0 CONCRETE CURBING
 - B6-12 CONCRETE CURBING = B6-12 CONCRETE CURBING
 - DEPRESSED CONCRETE CURBING = DEPRESSED CONCRETE CURBING
 - CONCRETE = CONCRETE

SEE NOTE S1:
CAST IRON TRAP TO REDUCE COMBINED SEWER ODORS.

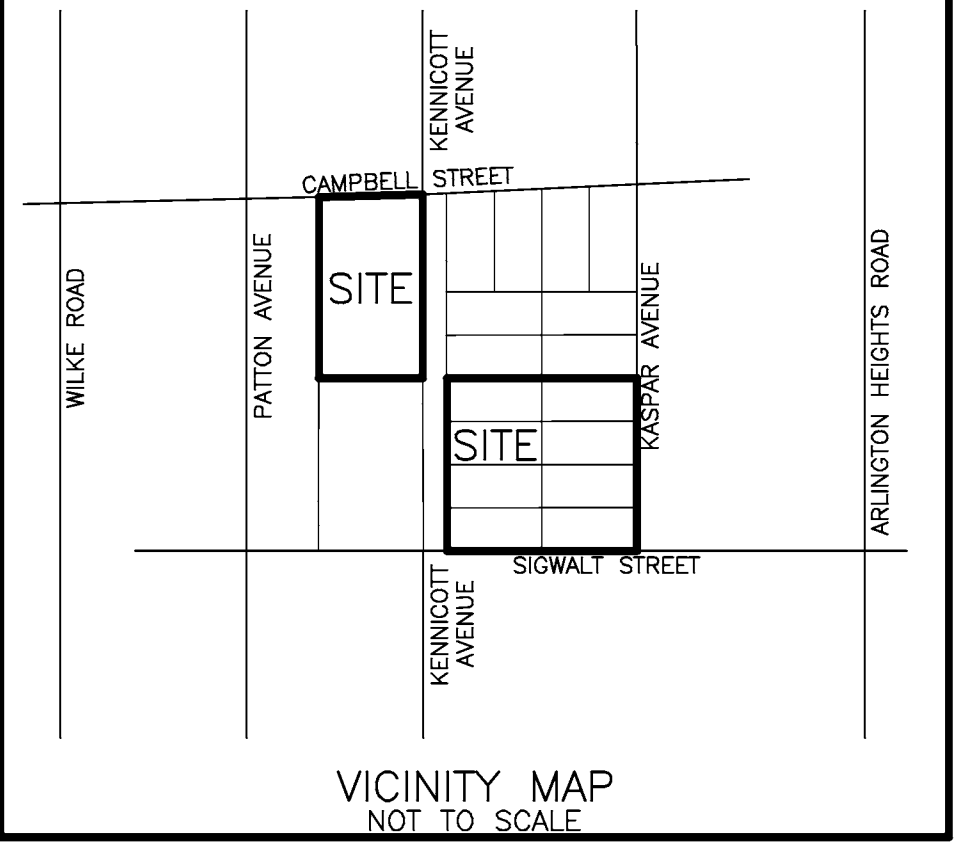
- SIGN NOTES:
- "SPEED LIMIT 25"
 - STREET SIGN
 - STOP SIGN

FLOOD NOTE:
A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP:
MAP NUMBER 170310203J EFFECTIVE DATE: AUGUST 19, 2008 INDICATES THAT THE TRACT
SURVEYED FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN).
NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAPS DO NOT
NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. CLASSIFICATION IN ZONE "X" DOES
NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

NOTE D:
STREET DEDICATIONS ARE SHOWN PER RECORDED PLAT OF SUBDIVISION. THE RECORD PLAT
OF SUBDIVISIONS DO NOT SPECIFICALLY LABEL OF NOTE THE DEDICATION OF THE ROADWAY.
A NORMAL STANDARD OF PRACTICE AT THE TIME OF RECORDING, WAS TO SHOW THE
ROADWAY AND THE WIDTH. NO SPECIFIC NOTE ON DEDICATION WOULD BE INCLUDED.

BASIS OF BEARINGS:
BEARINGS BASED ON STATE PLANE COORDINATES.

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
ATTORNEYS' TITLE GUARANTY FUND, INC. COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. 150300800476 EFFECTIVE DATE: AUGUST 27, 2015
PIN AS LISTED IN TITLE COMMITMENT: 03-30-308-002-0000,
03-30-420-007-0000, 03-30-420-008-0000, 03-30-420-009-0000,
03-30-420-010-0000, 03-30-420-013-0000, 03-30-420-014-0000,
03-30-420-015-0000 & 03-30-420-018-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS
CONTAINED WITHIN:
DOCUMENT 1506349002, RECORDED MARCH 4, 2015 (DEED - NOT PLOTTABLE)
DOCUMENT 9998851, RECORDED APRIL 24, 1926 (DEED - NOT PLOTTABLE)



TFW SURVEYING & MAPPING, INC.
LAND SURVEYING, TOPOGRAPHIC MAPPING, CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD, SUITE 413, GRAYS LAKE, ILLINOIS 60030
847-548-6600
tfw@tfwsurvey.com FAX 548-6699
www.tfwsurvey.com

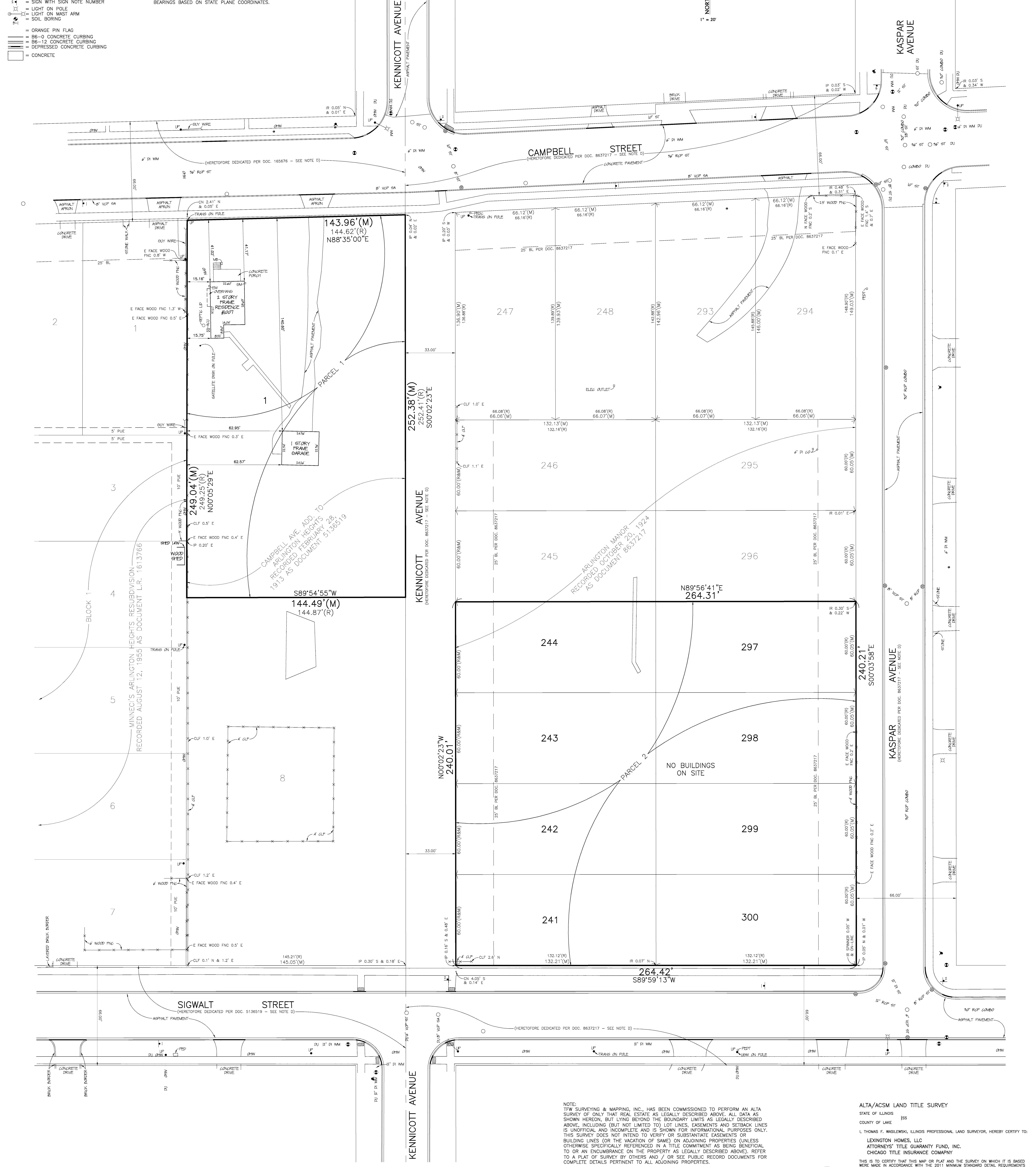
ALTA/ACSM LAND TITLE SURVEY
OF

PARCEL 1: LOT 1 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 241, 242, 243, 244, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 808 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

PARCEL 3 NOTE:
TITLE COMMITMENT REFERENCED HEREON INCLUDES PARCEL 3. PARCEL 3 FALLS IN KENNICOTT AVENUE HERETOFORE DEDICATED PER DOCUMENT 8637217. NO RECORD OF RIGHT OF WAY VACATION IS INCLUDED IN SAID COMMITMENT. PARCEL 3 IS NOT SHOWN OR INCLUDED HEREON.



DATE: DECEMBER 3, 2015
ORDER NO: 151402
PROJ. NO: 2101
FOR: LEXINGTON HOMES
PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
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Professional Design Firm Registration #184-002793.

	AREA SUMMARY
PARCEL 1	36,154 SQ. FT. OR 0.8300 ACRES
PARCEL 2	63,477 SQ. FT. OR 1.4572 ACRES
TOTAL	99,631 SQ. FT. OR 2.2872 ACRES

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM AN ALTA SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.



ALTA/ACSM LAND TITLE SURVEY
STATE OF ILLINOIS
COUNTY OF LAKE

I, THOMAS F. WASILEWSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO:
LEXINGTON HOMES, LLC
ATTORNEYS' TITLE GUARANTY FUND, INC.
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11(a) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2015.

CERTIFIED AT GRAYS LAKE, ILLINOIS THIS 3rd DAY OF DECEMBER, 2015.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016

LEGEND

- ACU = AIR CONDITIONING UNIT
- BL = BUILDING LINE
- CLF = CHAIN-LINK FENCE
- CO = CROSS NOTCH
- CO = CLEAN-OUT
- DI = DUCTILE IRON
- DU = DESTINATION UNKNOWN
- ELEC = ELECTRIC
- EM = ELECTRIC METER
- FNC = FENCE
- GM = GAS METER
- IP = IRON PIPE
- IR = IRON ROD
- (M) = MEASURED
- MB = MAILBOX
- OHV = OVERHEAD WIRES
- PEDESTAL = PEDESTAL
- PEDC = CABLE PEDESTAL
- PEDT = TELEPHONE PEDESTAL
- PUE = PUBLIC UTILITY EASEMENT
- (R) = RECORD
- SA = SANITARY
- ST = STORM
- TRANS = TRANSFORMER
- UGW = UNDERGROUND WIRE
- UP = UTILITY POLE
- VCP = VITRIFIED CLAY PIPE
- WM = WATERMAIN
- MANHOLE = MANHOLE
- ROUND OPEN GRATE MANHOLE = ROUND OPEN GRATE MANHOLE
- VALVE VAULT = VALVE VAULT
- B-BOX = B-BOX
- IR = FIRE HYDRANT
- SIGN WITH SIGN NOTE NUMBER = SIGN WITH SIGN NOTE NUMBER
- LIGHT ON MAST ARM = LIGHT ON MAST ARM
- SOIL BORING = SOIL BORING
- ORANGE PIN FLAG = ORANGE PIN FLAG
- B6-0 CONCRETE CURBING = B6-0 CONCRETE CURBING
- B6-12 CONCRETE CURBING = B6-12 CONCRETE CURBING
- DEPRESSED CONCRETE CURBING = DEPRESSED CONCRETE CURBING
- CONCRETE = CONCRETE

SEE NOTE S1:
CAST IRON TRAP TO REDUCE COMBINED SEWER ODORS.

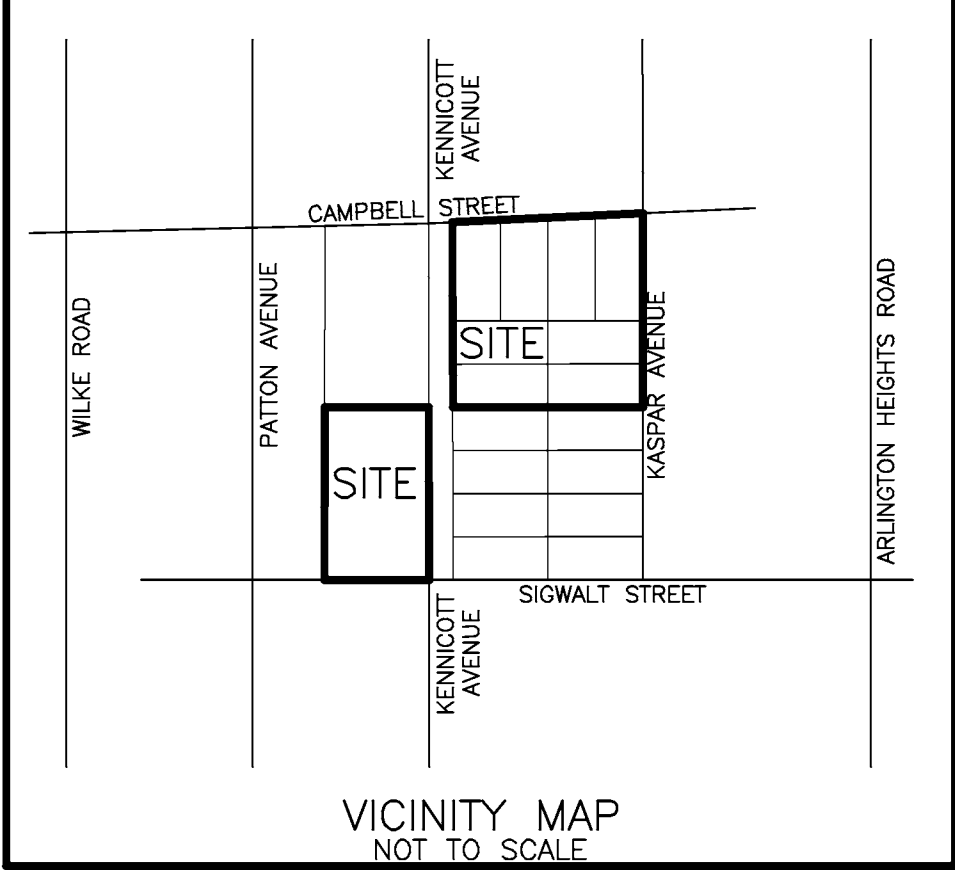
SIGN NOTES:
1. "SPEED LIMIT 25"
2. STREET SIGN
3. STOP SIGN

FLOOD NOTE:
A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP:
MAP NUMBER 17031C0203J EFFECTIVE DATE: AUGUST 19, 2008 INDICATES THAT THE TRACT
SURVEYED FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN).
NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAPS DO NOT
NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. CLASSIFICATION IN ZONE "X" DOES
NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

NOTE D:
STREET DEDICATIONS ARE SHOWN PER RECORDED PLAT OF SUBDIVISION. THE RECORD PLAT
OF SUBDIVISIONS DO NOT SPECIFICALLY LABEL OF NOTE THE DEDICATION OF THE ROADWAY.
A NORMAL STANDARD OF PRACTICE AT THE TIME OF RECORDING, WAS TO SHOW THE
ROADWAY AND THE WIDTH. NO SPECIFIC NOTE ON DEDICATION WOULD BE INCLUDED.

BASIS OF BEARINGS:
BEARINGS BASED ON STATE PLANE COORDINATES.

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
ATTORNEYS' TITLE GUARANTY FUND, INC. COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. 150300800478 EFFECTIVE DATE: SEPTEMBER 3, 2015
PIN AS LISTED IN TITLE COMMITMENT: 03-30-308-004-0000,
03-30-420-001-0000, 03-30-420-002-0000, 03-30-420-003-0000,
03-30-420-004-0000, 03-30-420-005-0000, 03-30-420-006-0000,
03-30-420-011-0000 & 03-30-420-012-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS
CONTAINED WITHIN:
DOCUMENT 1509801038, RECORDED APRIL 8, 2015 (DEED - NOT PLOTTABLE)
DOCUMENT 9998851, RECORDED APRIL 24, 1928 (DEED - NOT PLOTTABLE)
DOCUMENT 10806919, RECORDED DECEMBER 10, 1930 (DEED - NOT PLOTTABLE)



TFW SURVEYING & MAPPING, INC.
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
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tfw@tfwsurvey.com
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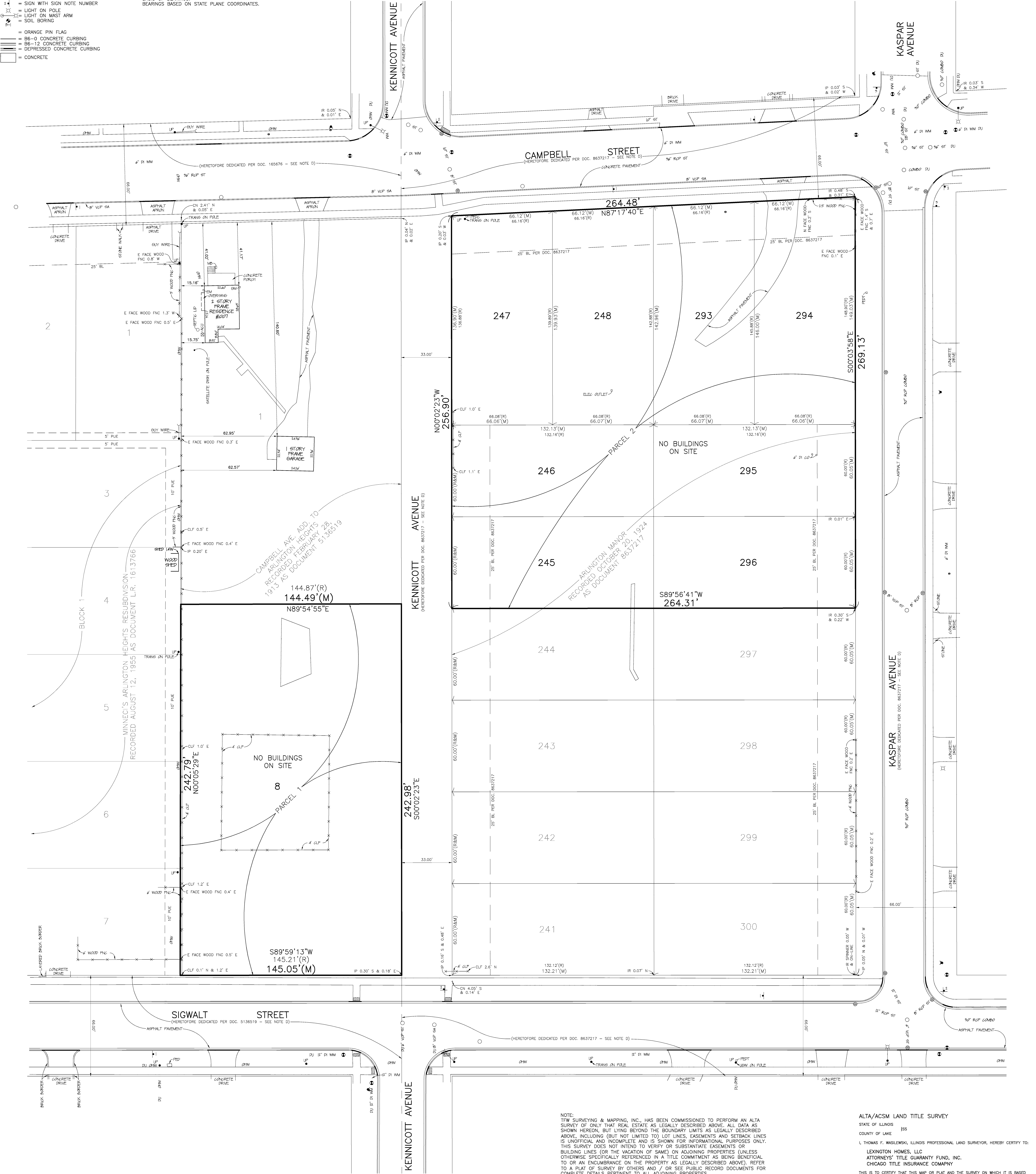
ALTA/ACSM LAND TITLE SURVEY
OF

PARCEL 1: LOT 8 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 808 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

NORTH
1" = 20'



AREA SUMMARY	
PARCEL 1	35,162 SQ. FT. OR 0.8072 ACRES
PARCEL 2	69,503 SQ. FT. OR 1.5956 ACRES
TOTAL	104,665 SQ. FT. OR 2.4028 ACRES

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM AN ALTA
SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS
SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED
ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES
IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR
BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS
OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL
TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER
TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR
COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY.
IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS
NOT AWARE OF. IN SOME INSTANCES, THIRD PARTY UTILITY LOCATING SERVICES HAVE
PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE
IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN
LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR
UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY
LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

ALTA/ACSM LAND TITLE SURVEY
STATE OF ILLINOIS
COUNTY OF LAKE

I, THOMAS F. WASILEWSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO:
LEXINGTON HOMES, LLC
ATTORNEYS' TITLE GUARANTY FUND, INC.
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
ACSM, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11(a) AND 21 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2015.

CERTIFIED AT GRAYS LAKE, ILLINOIS THIS 3rd DAY OF DECEMBER, 2015.

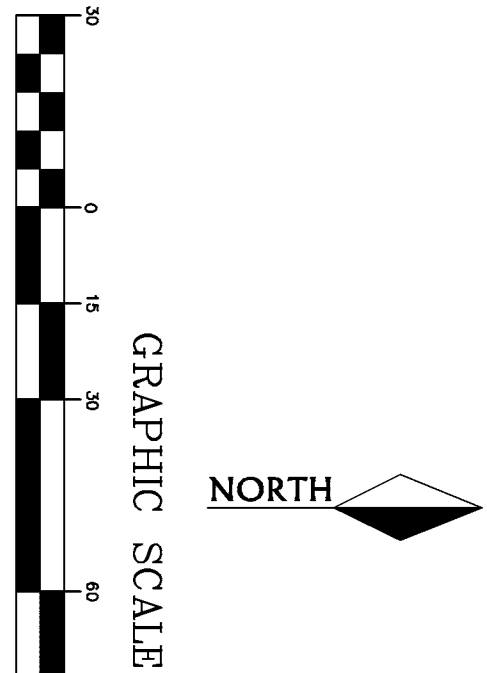
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016

DATE: DECEMBER 3, 2015
ORDER NO: 151403
PROJ. NO: 2101
FOR: LEXINGTON HOMES
PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
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Professional Design Firm Registration #184-002793.

LEGEND

BL = BUILDING LINE
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTE D:
STREET DEDICATIONS ARE SHOWN PER RECORDED PLAT OF SUBDIVISION. THE RECORD PLAT OF SUBDIVISIONS DO NOT SPECIFICALLY LABEL OF NOTE THE DEDICATION AT THE TIME OF RECORDING, WAS TO SHOW THE ROADWAY AND THE WIDTH. NO SPECIFIC NOTE ON DEDICATION WOULD BE INCLUDED.



PRELIMINARY PLAT

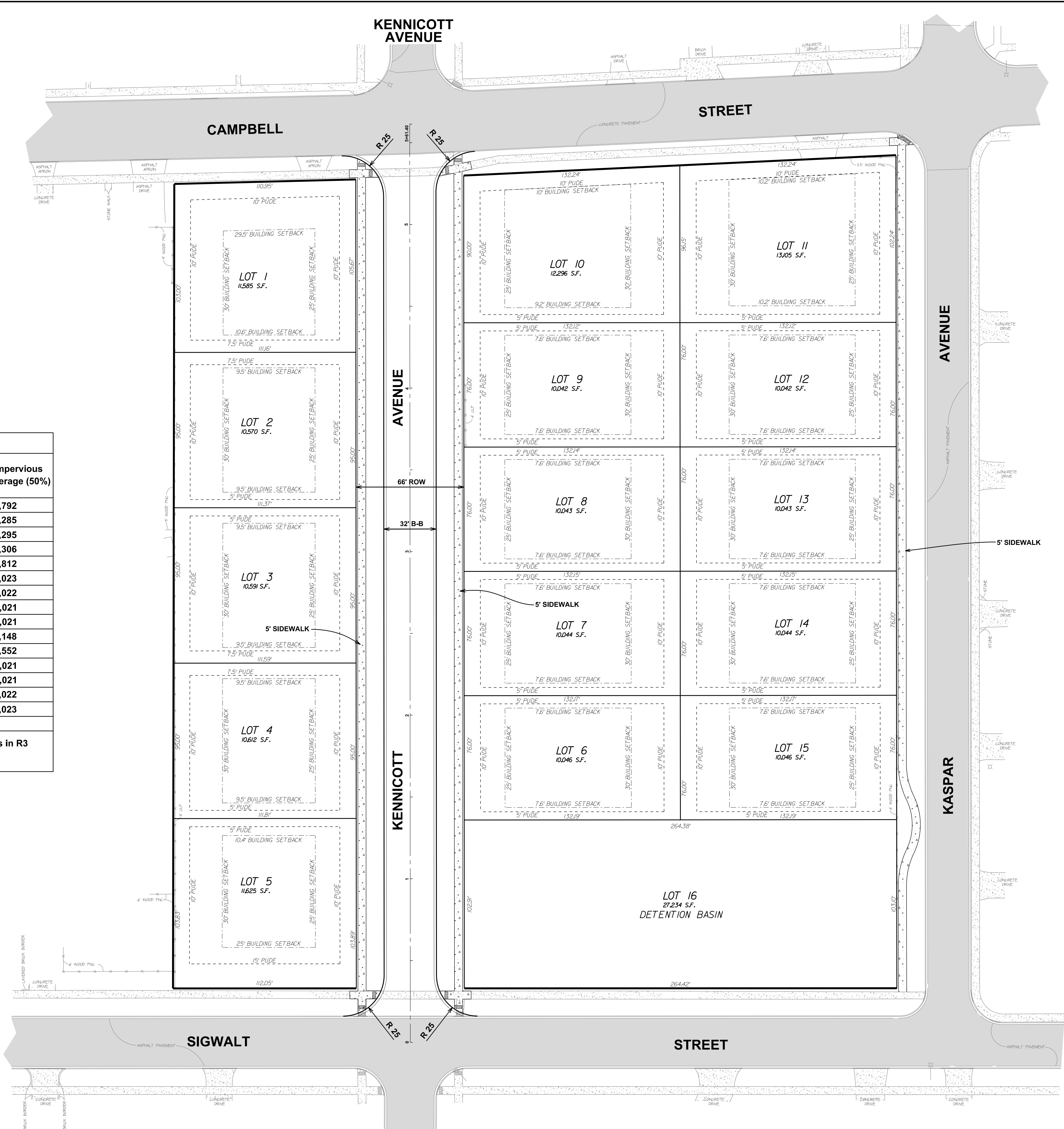
LEXINGTON TOWNE AT ARLINGTON HEIGHTS

BEING A RESUBDIVISION OF LOTS 1 AND 8 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

LOTS 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 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R-2 Single Family Zoning Ordinance				
Lot	Lot Size	Max Floor Area ^[1]	Max Building Coverage (35%)	Max Impervious Lot Coverage (50%)
1	11,585	5,072	4,055	5,792
2	10,570	4,666	3,700	5,285
3	10,591	4,674	3,707	5,295
4	10,612	4,683	3,714	5,306
5	11,625	5,088	4,069	5,812
6	10,046	4,456	3,516	5,023
7	10,044	4,456	3,515	5,022
8	10,043	4,455	3,515	5,021
9	10,042	4,455	3,515	5,021
10	12,296	5,356	4,304	6,148
11	13,105	5,680	4,587	6,552
12	10,042	4,455	3,515	5,021
13	10,043	4,455	3,515	5,021
14	10,044	4,456	3,515	5,022
15	10,046	4,456	3,516	5,023

1. (Ord. #03-065) 5.3-3.2 - Max Floor Calculation for Single Family Lots in R3
One Family Dwelling: (b) Lots over 8,750 SF = 3938 + [(LA-8750) x 0.4]



NORTH

LEXINGTON TOWNE AT ARLINGTON HEIGHTS
ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 387-2557
FAX: (630) 387-2557
E-MAIL ADDRESS: pba@pearsonbrown.com
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DESIGNED BY: R.A.A.
DRAWN BY: R.C.J.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 02/15/16

DATE BY
04/12/16 AKZ
REVISED PER VILLAGE REVIEW COMMENTS

DESCRIPTION

SITE PLAN

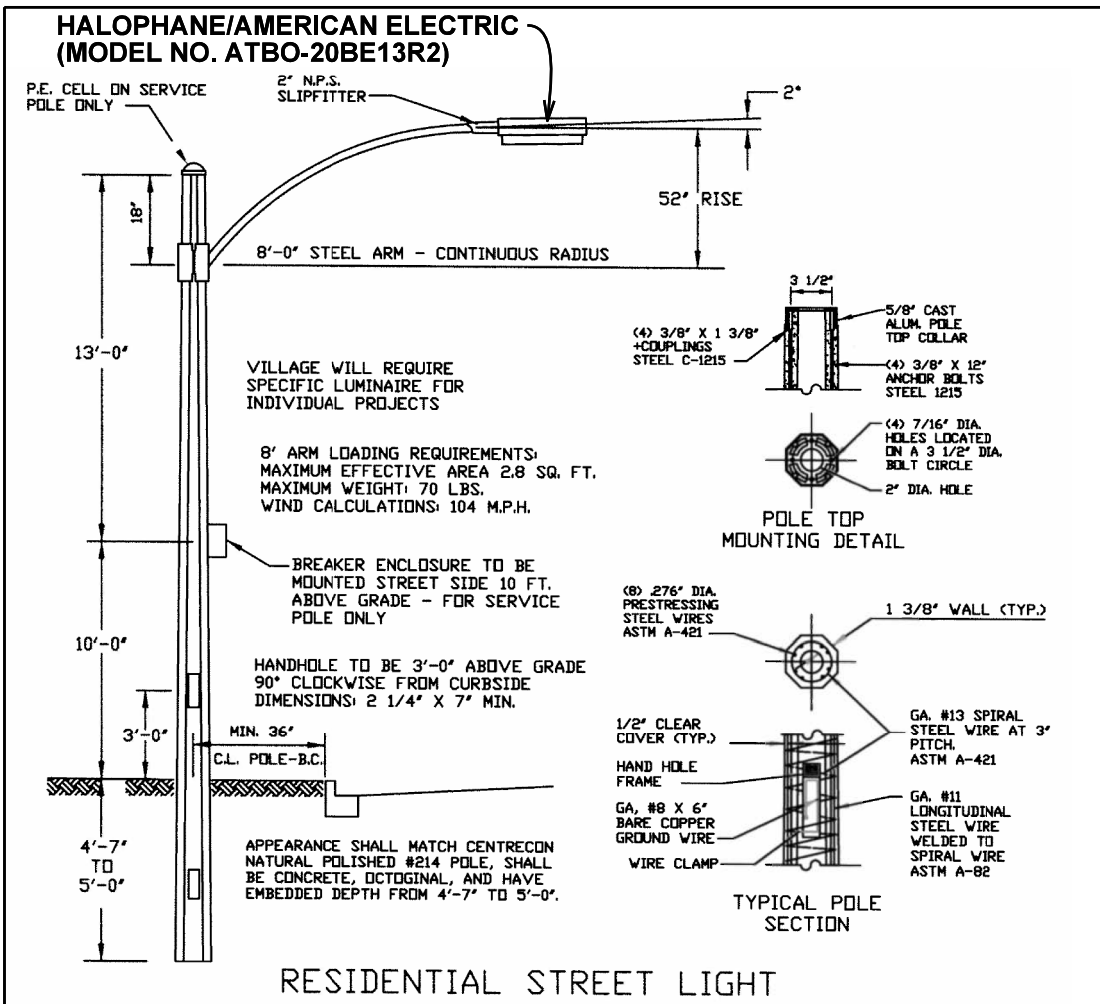
REVISIONS

SHEET NUMBER
1
OF 2 SHEETS

JOB No. 1585

EXISTING		PROPOSED		EXISTING		PROPOSED	
							FENCE
							GAS MAIN TELEPHONE CABLE
							ELECTRIC CABLE RETAINING WALL
							UTILITY POLE PEDESTAL
							TRANSFORMER DECIDUOUS TREE, DIAMETER
							EVERGREEN TREE, HEIGHT SOIL BORING
							T/F 6000 F/F 6000 TOP OF FOUNDATION FINISHED GRADE
							+6000 T/C 6000 SPOT ELEVATION TOP OF CURB ELEVATION
							F/L 6000 600 FLOW LINE OF GUTTER CONTOUR
							DITCH
							DRAINAGE FLOW OVERLAND FLOW
							R=6000 16000 RIM ELEVATION INVERT ELEVATION

ARLINGTON HEIGHTS MONUMENT NO. 51
4" DIA. ALUMINUM DISC IN GROUND 29' +/- SOUTH OF THE CENTERLINE OF CAMPBELL STREET AND
33' +/- EAST OF THE CENTERLINE OF DWYER AVENUE AT SOUTHEAST CORNER OF THE INTERSECTION.
ELEVATION: 708.03 NAVD 1988

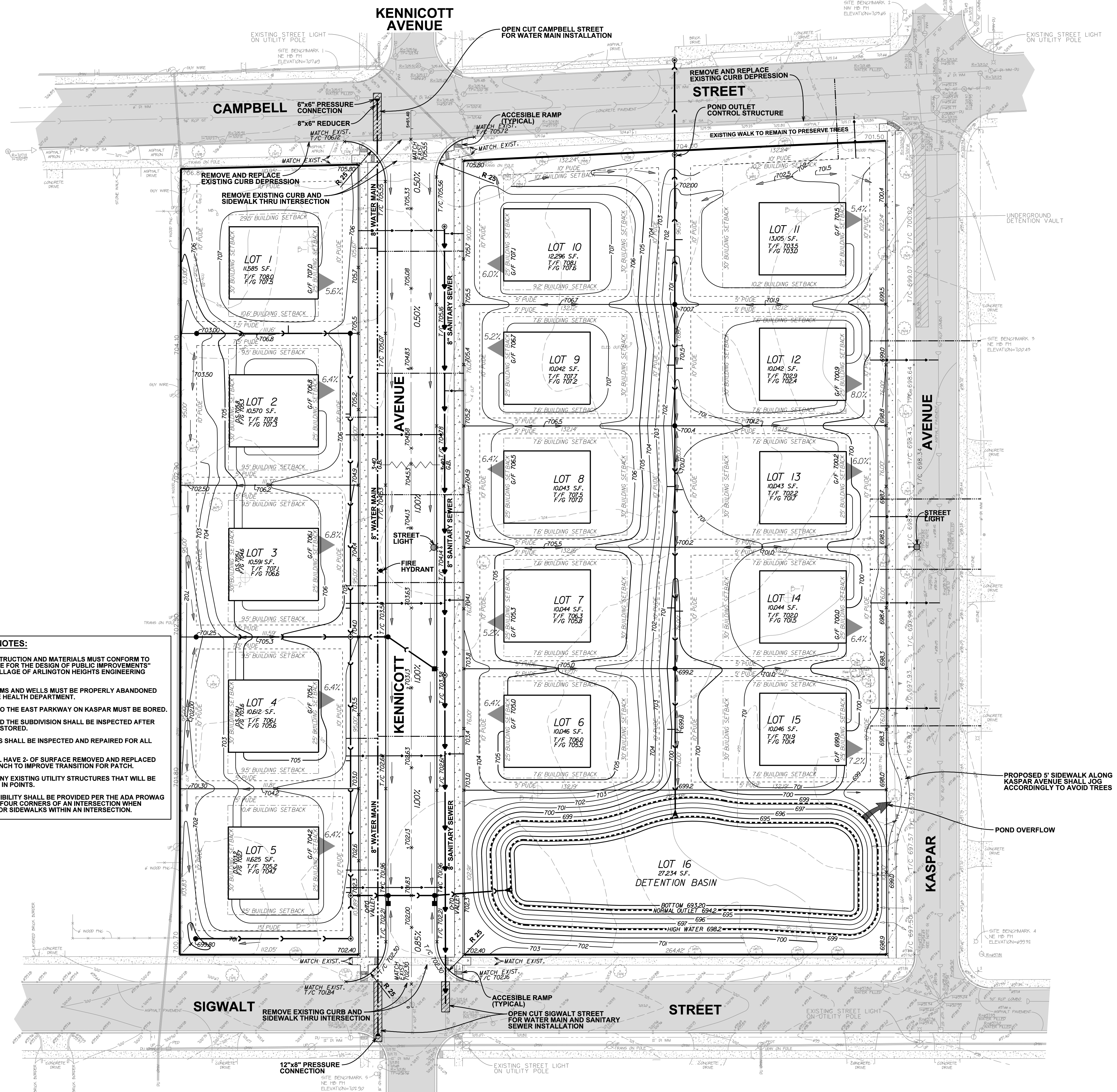


Site Requirements:		Impervious Areas:	
Site Area	5.08 Acres	Roadway and Sidewalk	0.54 Acres
Allowable Release Rate	0.914 cfs	50% Lot Coverage	1.68 Acres
		Total Impervious	2.39 Acres
Penious Area	2.69 Acres	53%	
Impenious Area	2.39 Acres	47%	
C-Factor:			
Penious Surface	0.55 Acres		
Impenious Surface	0.55 Acres		
Weighted 'C' Factor	0.71		

A	B	C	D	E	F	G	H	I	J	K
Runoff Factor "C"	Storm Duration (minutes)	Storm Duration (hours)	Rainfall Intensity (in/hr)	Site Area "A" (acres)	Inflow Rate (cfs)	Release Rate (cfs)	Storage Rate (cfs)	Storage Required (cu-ft)	Storage Required (Ac-ft)	
0.712	5	0.08	10.92	5.00	39.48	0.914	38.57	11,570.9	0.266	
0.712	10	0.16	10.92	5.00	39.48	0.914	38.57	23,141.8	0.532	
0.712	15	0.25	8.20	5.00	29.65	0.914	28.73	25,859.5	0.646	
0.712	30	0.50	5.60	5.00	20.25	0.914	19.33	34,788.9	0.799	
0.712	45	0.75	3.90	5.00	12.87	0.914	11.93	42,644.6	0.952	
0.712	90	1.50	2.63	5.00	9.51	0.914	8.59	44,041.1	1.065	
0.712	120	2.00	2.00	5.00	8.10	0.914	7.18	51,727.1	1.187	
0.712	150	2.50	1.62	5.00	5.86	0.914	5.86	63,891.1	1.225	
0.712	1200	20.00	1.29	5.00	4.63	0.914	3.71	63,474.2	1.236	
0.712	300	5.00	1.08	5.00	3.90	0.914	2.99	63,628.3	1.236	
0.712	900	15.00	0.95	5.00	3.43	0.914	2.52	63,639.9	1.240	
0.712	620	10.33	0.86	5.00	3.00	0.914	2.00	62,879.1	1.207	
0.712	480	8.00	0.75	5.00	2.71	0.914	1.80	57,100.1	1.148	
0.712	540	9.00	0.68	5.00	2.41	0.914	1.54	50,200.1	1.149	
0.712	600	10.00	0.60	5.00	2.28	0.914	1.38	46,800.1	1.107	
0.712	660	11.00	0.59	5.00	2.13	0.914	1.27	48,262.1	1.107	
0.712	720	12.00	0.55	5.00	1.99	0.914	1.08	48,482.1	1.065	
0.712	780	13.00	0.50	5.00	1.81	0.914	0.98	46,183.1	1.027	
0.712	840	14.00	0.49	5.00	1.77	0.914	0.86	43,203.1	0.992	
0.712	900	15.00	0.46	5.00	1.66	0.914	0.75	40,431.1	0.937	
0.712	960	16.00	0.45	5.00	1.55	0.914	0.64	36,878.1	0.877	
0.712	1020	17.00	0.41	5.00	1.48	0.914	0.57	34,719.1	0.788	
0.712	1080	18.00	0.39	5.00	1.41	0.914	0.50	32,158.1	0.727	

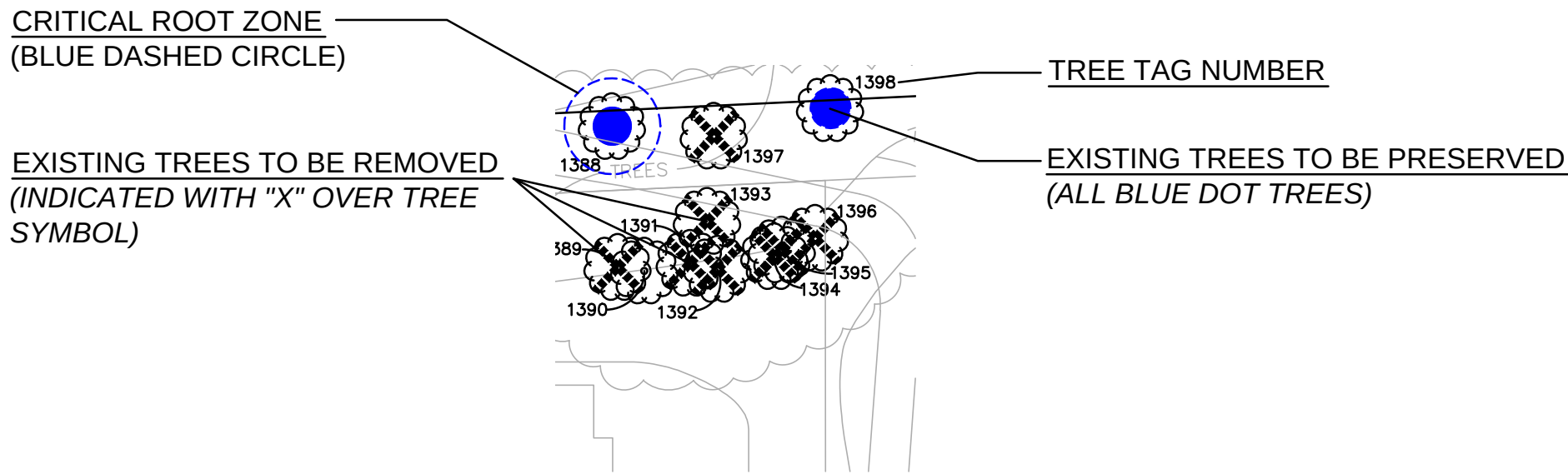
Provided Detention Volume = 1.30 Ac-Ft

1. ALL METHODS OF CONSTRUCTION AND MATERIALS MUST CONFORM TO "A MANUAL OF PRACTICE FOR THE DESIGN OF PUBLIC IMPROVEMENTS" AS APPROVED BY THE VILLAGE OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT.
2. EXISTING SEPTIC SYSTEMS AND WELLS MUST BE PROPERLY ABANDONED AND WITNESSED BY THE HEALTH DEPARTMENT.
3. THE WATER SERVICES TO THE EAST PARKWAY ON KASPAR MUST BE BORED.
4. ALL SIDEWALKS AROUND THE SUBDIVISION SHALL BE INSPECTED AFTER CONSTRUCTION AND RESTORED.
5. SIDEWALK ON ALL SIDES SHALL BE INSPECTED AND REPAIRED FOR ALL DEFICIENCIES.
6. UTILITY PATCHES SHALL HAVE 2' OF SURFACE REMOVED AND REPLACED ON EITHER SIDE OF TRENCH TO IMPROVE TRANSITION FOR PATCH.
7. VERIFY CONDITION OF ANY EXISTING UTILITY STRUCTURES THAT WILL BE UTILIZED INCLUDING TIE IN POINTS.
8. ADA SIDEWALK ACCESSIBILITY SHALL BE PROVIDED PER THE ADA PROWAG REQUIREMENTS AT ALL CORNERS AND INTERSECTIONS WHEN WORKING ON STREETS OR SIDEWALKS WITHIN AN INTERSECTION.



OF 2 SHEETS

SYMBOLS KEY



SPECIES SUMMARY

Botanical Name	Common Name	Cond. 1	Cond. 2	Cond. 3	Cond. 4	Cond. 5	Cond. 6	Number of Trees Inventoried	Percentage of Trees Inventoried
Abies concolor	Concolor Fir			1				1	0.3%
Acer negundo	Boxelder Maple		1	16	2			19	5%
Acer platanoides	Norway Maple		6	18	8			32	9%
Acer rubrum	Red Maple			1				1	0.3%
Acer saccharinum	Silver Maple		2	13	1	1		17	5%
Acer saccharum	Sugar Maple			1				1	0.3%
Aesculus hippocastanum	Horsechestnut			2	1		2	5	1%
Ailanthus altissima	Tree-of-Heaven		2					2	1%
Betula papyrifera	Paper Birch			1	1		3	5	1%
Catalpa spp.	Catalpa		1	2				3	1%
Celtis occidentalis	Hackberry		17	10	5			32	9%
Cornus kousa	Kousa Dogwood			2				2	1%
Cornus spp.	Dogwood			1	1			2	1%
Crataegus crus-galli	Cockspur Hawthorn			3				3	1%
Crataegus spp.	Hawthorn			1	3			4	1%
Fraxinus americana	White Ash			1				1	0.3%
Fraxinus pennsylvanica	Green Ash		1	3	6	3	1	14	4%
Gleditsia triacanthos	Honeylocust		5	13				18	5%
Juglans nigra	Black Walnut		2	3				5	1%
Juniperus virginiana	Eastern red-cedar		1	16	6	1		24	6%
Magnolia x soulangeana	Saucer Magnolia				2			2	1%
Malus spp.	Crabapple		2	9	4			15	4%
Morus spp.	Mulberry		3	37	3			43	12%
Picea glauca	White Spruce			2	3		4	9	2%
Picea pungens	Colorado Blue Spruce			2			1	3	1%
Pinus nigra	Austrian Pine			2				2	1%
Pinus resinosa	Red Pine			1				1	0.3%
Pinus sylvestris	Scots Pine			2				2	1%
Populus deltoides	Cottonwood			3	1			4	1%
Prunus serotina	Black Cherry		3	9	3			15	4%
Pyrus calleryana	Callery Pear				1			1	0.3%
Quercus palustris	Pin Oak			3				3	1%
Rhus glabra	Smooth Sumac			19				19	5%
Taxus x media	Yew			4				4	1%
Tilia cordata	Littleleaf Linden			1				1	0.3%
Ulmus americana	American Elm		7	29	6			42	11%
Ulmus pumila	Siberian Elm			15	1			16	4%
		0	53	246	58	5	11	373	100%

TREE PRESERVATION & REMOVAL SUMMARY

EXISTING CONDITIONS

TOTAL TREES:	373
TOTAL CALIPER INCHES:	3,228.00

PROPOSED CONDITIONS

TOTAL TREES PRESERVED:	41 (10.99%)
TOTAL INCHES PRESERVED:	583.00 (18.06%)
TOTAL TREES REMOVED:	332 (INCLUDES (1) PARKWAY TREE REMOVAL ALONG CAMPBELL STREET)
TOTAL CALIPER INCHES REMOVED:	2,645.00

TREE INVENTORY LISTING

NOTES!

- ALL OFFSITE, EXISTING TREES SHALL BE PRESERVED.
- TREE INVENTORY WAS COMPLETED BY CERTIFIED ARBORISTS: URBAN FOREST MANAGEMENT (FOX RIVER GROVE, IL TEL 847.516.9708)

REFER TO TREE INVENTORY SPREADSHEET, AN ADDENDUM TO THIS PLAN

NOTES

1. TREE PRESERVATION:

A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

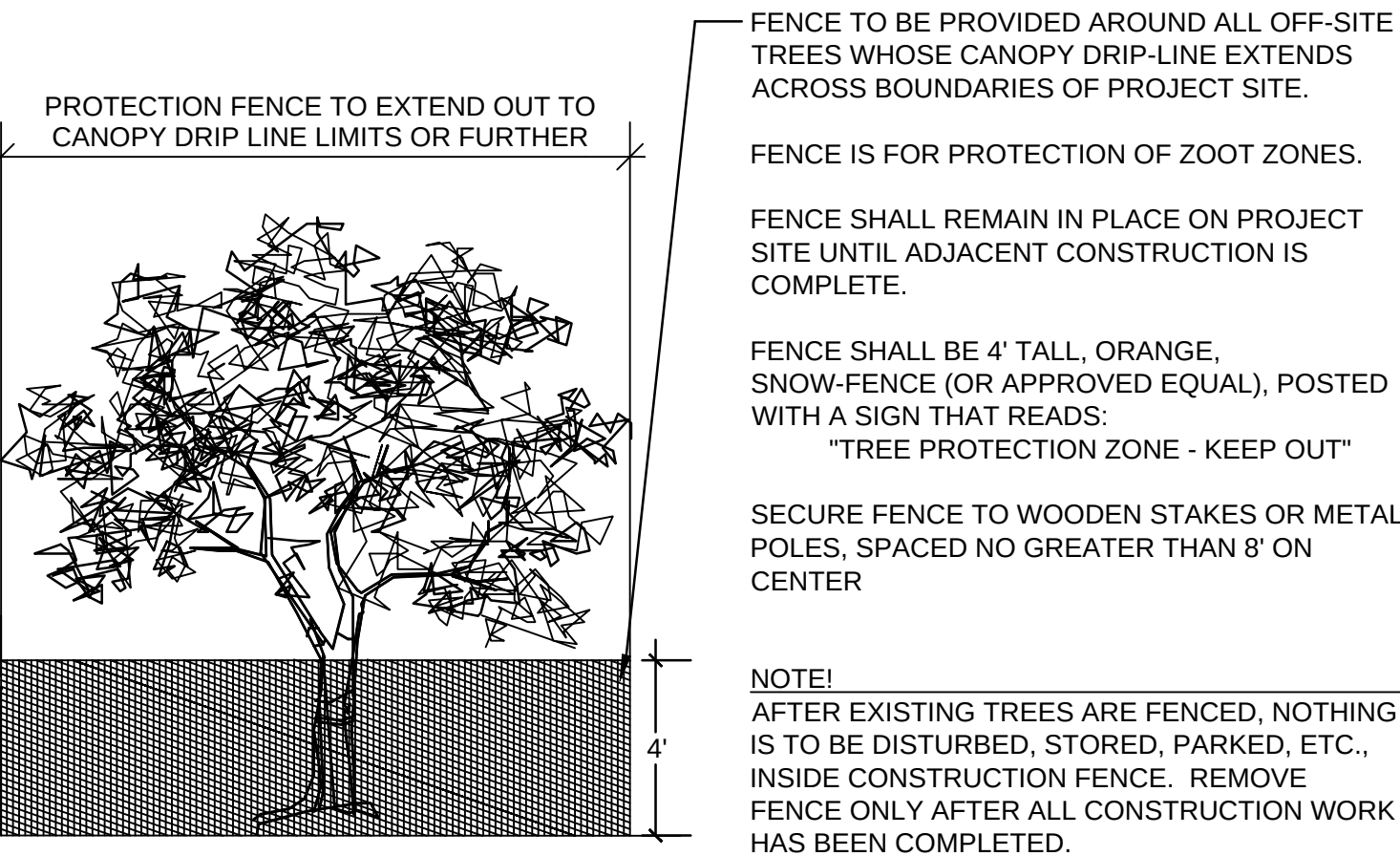
L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

N. ALL OFF-SITE TREES SHALL BE PRESERVED.

O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

TREE PROTECTION FENCE DETAIL



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STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 3, 2016

REVISIONS

1.	PER INTERNAL REVIEW 2/4/16
2.	PER INTERNAL REVIEW 2/12/16
3.	PER TREE PRES 2/17/16
4.	PER COMMENTS 4/11/16
5.	PER COMMENTS 4/12/16
6.	
7.	
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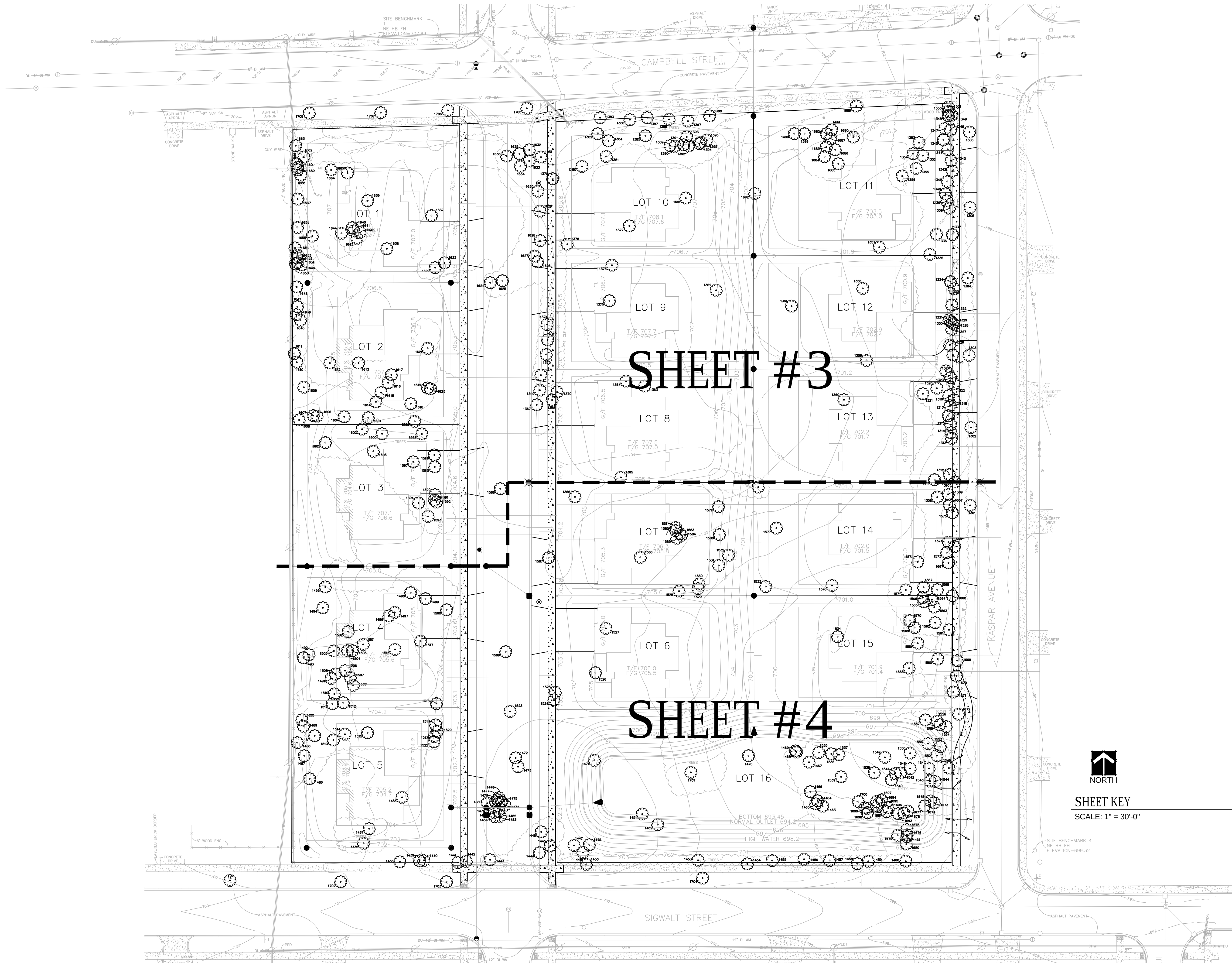
PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
AT ARLINGTON HEIGHTS

TREE PRESERVATION &
REMOVAL PLAN

SHEET NUMBER

1 OF 4



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STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
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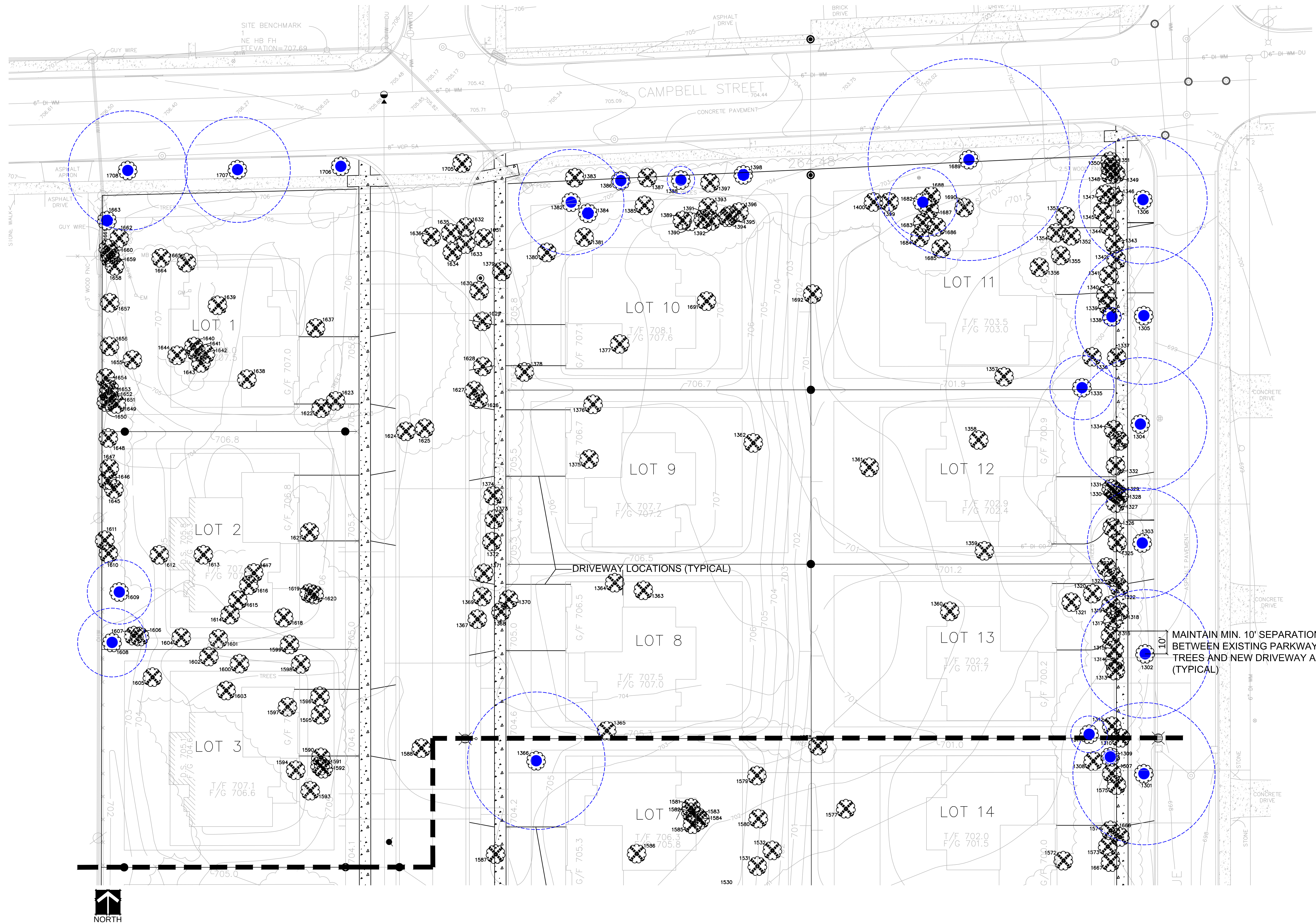
PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
AT ARLINGTON HEIGHTS

**TREE PRESERVATION &
REMOVAL PLAN**

SHEET NUMBER

2 OF 4



EXISTING TREE SURVEY & PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

NOTES!

- EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.
- PRIOR TO COMMENCING ANY CONSTRUCTION, ALL EXISTING TREES TO BE PRESERVED SHALL HAVE TREE PROTECTION FENCING ERECTED (SEE DETAIL). PROTECTION FENCING SHALL REMAIN INTACT UNTIL ALL CONSTRUCTION ACTIVITIES ONSITE HAVE BEEN COMPLETED.



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STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 3, 2016

REVISIONS

1.	PER INTERNAL REVIEW 2/4/16
2.	PER INTERNAL REVIEW 2/12/16
3.	PER TREE PRES 2/17/16
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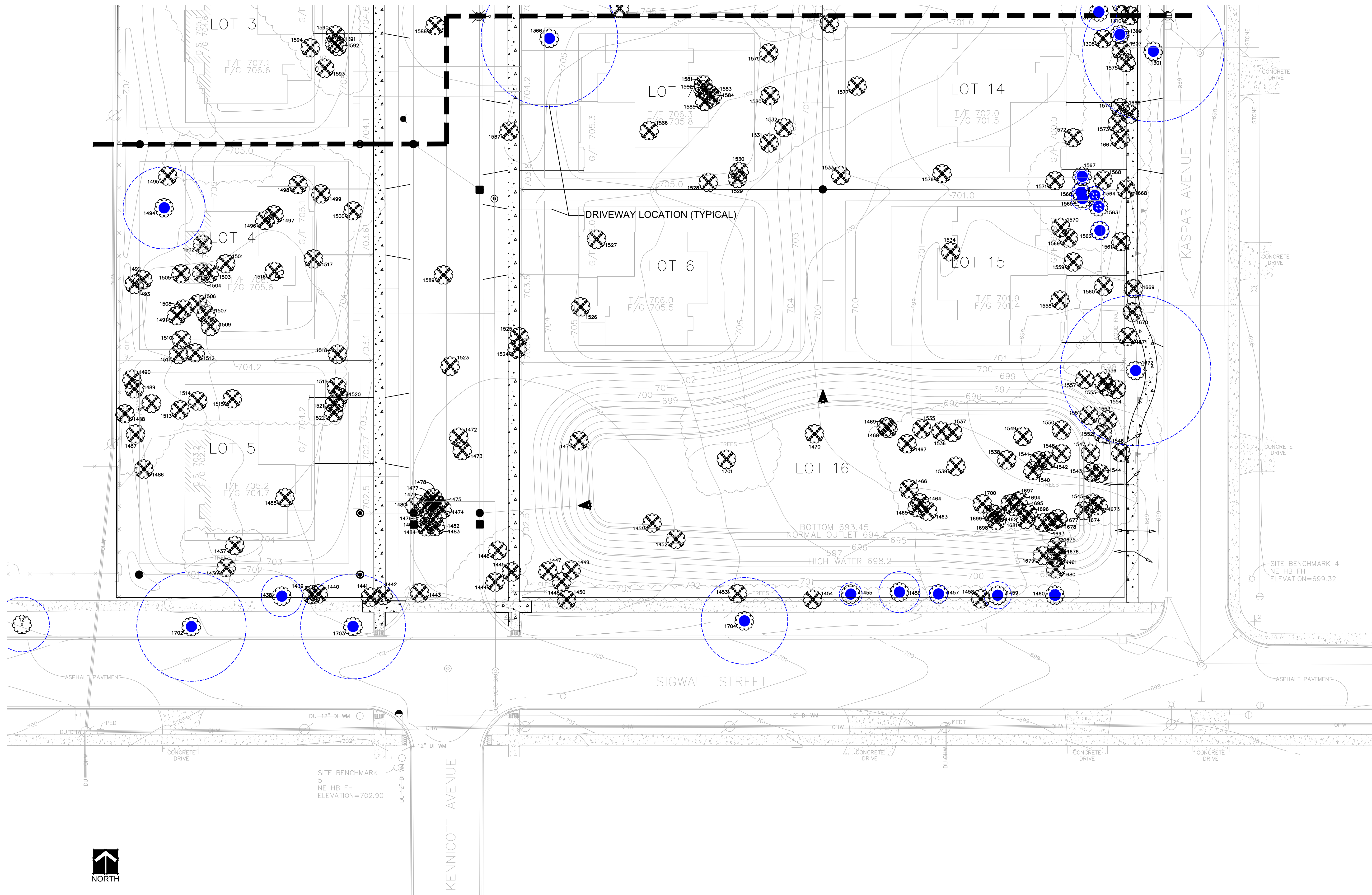
PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
AT ARLINGTON HEIGHTS

**TREE PRESERVATION &
REMOVAL PLAN**

SHEET NUMBER

3 OF 4



EXISTING TREE SURVEY & PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

NOTES!

- EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.
- PRIOR TO COMMENCING ANY CONSTRUCTION, ALL EXISTING TREES TO BE PRESERVED SHALL HAVE TREE PROTECTION FENCING ERECTED (SEE DETAIL). PROTECTION FENCING SHALL REMAIN INTACT UNTIL ALL CONSTRUCTION ACTIVITIES ONSITE HAVE BEEN COMPLETED.



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 3, 2016

REVISIONS

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PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
AT ARLINGTON HEIGHTS

**TREE PRESERVATION &
REMOVAL PLAN**

SHEET NUMBER

4 OF 4

Tree Inventory Listing
Lexington Homes - Lexington Towne, Arlington Heights
REVISED 4/12/16
1 of 8



LEXINGTON HOMES

LEXINGTON TOWNE - Arlington Heights, IL

REVISED 4/12/16

TREE INVENTORY LISTING

Refer to corresponding Tree Preservation & Removal Plan, prepared by Dickson Design Studio, Inc.

Tree Inventory was completed by Urban Forest Management (Fox River Grove, IL - 847.516.9708), tree survey was by others.

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
TREES TO PRESERVE									
1301	Kaspar parkway	Silver Maple	Acer saccharinum	31	3	3	minor deadwood, upper cavity, trunk scar, multiple leaders	Parkway tree.	PRESERVE
1302	Kaspar parkway	Silver Maple	Acer saccharinum	28	4	4	one sided, hollow, multiple leaders	Parkway tree.	PRESERVE
1303	Kaspar parkway	Silver Maple	Acer saccharinum	24	3	3	weak crotch, multiple leaders	Parkway tree.	PRESERVE
1304	Kaspar parkway	Silver Maple	Acer saccharinum	29	3	3	weak crotch, double leader	Parkway tree.	PRESERVE
1305	Kaspar parkway	Silver Maple	Acer saccharinum	30	3	3	minor deadwood, upper cavity, trunk scar, multiple leaders	Parkway tree.	PRESERVE
1306	Kaspar parkway	Silver Maple	Acer saccharinum	28	3	3	minor deadwood, girdling root, trunk swell	Parkway tree.	PRESERVE
1309	E. property line	Hackberry	Celtis occidentalis	3	2	4	sweep, over-topped		PRESERVE
1311	E. property line	Norway Maple	Acer platanoides	8	2	3	weak crotch	Forked at .5' with 8", 7" co-leaders.	PRESERVE
1335	E. property line	Black Walnut	Juglans nigra	14	3	4	basal scar, weak crotch, slight sweep	Forked at 3' with a 13" co-leader.	PRESERVE
1338	E. property line	Hackberry	Celtis occidentalis	4	3	3	double leader		PRESERVE
1366		Hackberry	Celtis occidentalis	30	3	3	minor deadwood, weak crotch, multiple leaders		PRESERVE
1382	N. property line	Hackberry	Celtis occidentalis	23	3	3	trunk scar, multiple leaders		PRESERVE
1384		Hackberry	Celtis occidentalis	2.5	2	4	sweep, over-topped		PRESERVE
1386		Norway Maple	Acer platanoides	3.5	2	3	slight lean		PRESERVE
1388		American Elm	Ulmus americana	6	3	4	sweep, over-topped		PRESERVE
1398		American Elm	Ulmus americana	2.5	2	4	one sided, over-topped, slight sweep		PRESERVE
1438	Along Sigwalt	American Elm	Ulmus americana	9	3	2	weak crotch		PRESERVE
1455	Along Sigwalt	Crabapple	Malus spp.	5	2	3	suckering	Forked at 4' with 5", 3" co-leaders.	PRESERVE
1456	Along Sigwalt	Mulberry	Morus spp.	9	3	3	weak crotch, multiple leaders	Forked at .5' with a 7" co-leader.	PRESERVE
1457	Along Sigwalt	White Ash	Fraxinus americana	4	3	2			PRESERVE
1459	Along Sigwalt	Crabapple	Malus spp.	6	3	3	suckering	Forked at 3.5' with a 5" co-leader.	PRESERVE
1460	S.E. property corner	American Elm	Ulmus americana	2.5	2	3	weak crotch		PRESERVE
1494	W. property line	Norway Maple	Acer platanoides	18	3	3	broken limbs, minor deadwood, weak crotch	Forked at 3' with an 18" co-leader.	PRESERVE
1562	E. property line	Honeylocust	Gleditsia triacanthos	4	2	3	twist in trunk, multiple leaders		PRESERVE
1563	E. property line	Honeylocust	Gleditsia triacanthos	2.5	2	3	thin crown, twist in trunk		PRESERVE
1564	E. property line	Black Walnut	Juglans nigra	4	2	3	one sided		PRESERVE
1565	E. property line	Honeylocust	Gleditsia triacanthos	5	3	4	over-topped, vine infested, twist in trunk		PRESERVE
1566	E. property line	Honeylocust	Gleditsia triacanthos	4	3	3	over-topped, vine infested		PRESERVE
1567	E. property line	Honeylocust	Gleditsia triacanthos	3	3	4	over-topped, vine infested, slight sweep		PRESERVE
1608	W. property line	Silver Maple	Acer saccharinum	14	3	4	suckering, slight sweep, pruned for side wires		PRESERVE
1609	W. property line	Norway Maple	Acer platanoides	15	3	4	one sided, twist in trunk, pruned for side wires		PRESERVE
1663	W. property line	Hackberry	Celtis occidentalis	2.5	3	4	slight sweep		PRESERVE
1672	E. property line	Cottonwood	Populus deltoides	33	3	4	minor deadwood, weak crotch, one sided, sweep, multiple leaders		PRESERVE
1682		Black Walnut	Juglans nigra	15	2	3	weak crotch, multiple leaders		PRESERVE
1689		Silver Maple	Acer saccharinum	44	5	3	heavy deadwood, dieback, multiple leaders		PRESERVE
1702	Sigwalt parkway	Honeylocust	Gleditsia triacanthos	24	3	4	one sided, multiple leaders	Parkway tree.	PRESERVE
1703	Sigwalt parkway	Honeylocust	Gleditsia triacanthos	23	3	3	multiple leaders	Parkway tree.	PRESERVE
1704	Sigwalt parkway	Norway Maple	Acer platanoides	19	4	3	minor deadwood, weak crotch, girdling root, dieback, multiple leaders	Parkway tree.	PRESERVE

Tree Inventory Listing
Lexington Homes - Lexington Towne, Arlington Heights
REVISED 4/12/16
2 of 8

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
1706	Campbell parkway	Norway Maple	Acer platanoides	2	3	3	leaf scorch	Parkway tree.	PRESERVE
1707	Campbell parkway	Honeylocust	Gleditsia triacanthos	23	3	3	minor deadwood, suckering, multiple leaders	Parkway tree.	PRESERVE
1708	Campbell parkway	Honeylocust	Gleditsia triacanthos	26	3	4	one sided, suckering, slight sweep, pruned for side wires, multiple leaders	Parkway tree.	PRESERVE
				583.00					
Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
TREES TO REMOVE									
1307	S.E. property corner	Norway Maple	Acer platanoides	2.5	2	4	over-topped, slight lean, twist in trunk		REMOVE
1308	E. property line	Norway Maple	Acer platanoides	5	2	4	one sided, over-topped, slight lean		REMOVE
1310	E. property line	Mulberry	Morus spp.	3	3	4	one sided, over-topped, damaged leader, multiple leaders		REMOVE
1312	E. property line	Norway Maple	Acer platanoides	2	4	4	minor deadwood, basal decay, over-topped	Forked at base with a 2" co-leader.	REMOVE
1313	E. property line	Mulberry	Morus spp.	7	3	4	over-topped, damaged leader, slight sweep, multiple leaders		REMOVE
1314	E. property line	Norway Maple	Acer platanoides	3	3	4	minor deadwood, suckering, damaged leader	Forked at .5' with 3", 2" co-leaders.	REMOVE
1315	E. property line	Norway Maple	Acer platanoides	3	3	4	suckering, over-topped, damaged leader	Forked at base with 2", 2" co-leaders.	REMOVE
1316	E. property line	American Elm	Ulmus americana	5	3	4	weak crotch, over-topped, double leader	Forked with a 2" co-leader.	REMOVE
1317	E. property line	Norway Maple	Acer platanoides	2	3	4	weak crotch, damaged leader, double leader	Forked at .5' with a 2" co-leader.	REMOVE
1318	E. property line	American Elm	Ulmus americana	3	3	4	over-topped, damaged leader, slight sweep		REMOVE
1319	E. property line	Mulberry	Morus spp.	4	3	4	suckering, damaged leader, multiple leaders		REMOVE
1320	E. property line	Tree-of-Heaven	Ailanthus altissima	3	2	3	over-topped, double leader		REMOVE
1321	E. property line	Pin Oak	Quercus palustris	34	3	3	minor deadwood, weak crotch, multiple leaders		REMOVE
1322	E. property line	Norway Maple	Acer platanoides	2.5	4	4	basal decay, basal scar, suckering, over-topped, slight lean	Forked at base with 2.5", 2", 1" co-leaders.	REMOVE
1323	E. property line	Norway Maple	Acer platanoides	3	4	4	basal decay, over-topped, damaged leader, twist in trunk	Forked at .5' with 2.5", 2.5", 2" co-leaders.	REMOVE
1324	E. property line	Tree-of-Heaven	Ailanthus altissima	11	2	4	over-topped, slight sweep		REMOVE
1325	E. property line	Mulberry	Morus spp.	4.5	3	4	damaged leader, slight lean, multiple leaders		REMOVE
1326	E. property line	Mulberry	Morus spp.	5	3	4	suckering, damaged leader, multiple leaders	Forked at base with 4", 4" co-leaders.	REMOVE
1327	E. property line	Norway Maple	Acer platanoides	3.5	3	4	decay, damaged leader, twist in trunk	Forked at base with 3", 2.5" co-leaders.	REMOVE
1328	E. property line	Norway Maple	Acer platanoides	2.5	3	4	over-topped, slight sweep		REMOVE
1329	E. property line	Norway Maple	Acer platanoides	2.5	3	4	decay, damaged leader, twist in trunk	Forked at base with 2.5", 2" co-leaders.	REMOVE
1330	E. property line	American Elm	Ulmus americana	2.5	2	4	sweep, over-topped		REMOVE
1331	E. property line	Black Walnut	Juglans nigra	7	3	4	suckering, damaged leader		REMOVE
1332	E. property line	Mulberry	Morus spp.	5	3	4	suckering, damaged leader, multiple leaders	Forked at .5' with 3", 3", 2" co-leaders.	REMOVE
1333	E. property line	Norway Maple	Acer platanoides	3	3	4	minor deadwood, damaged leader, twist in trunk	Forked at base with 2.5", 2.5" co-leaders.	REMOVE
1334	E. property line	Norway Maple	Acer platanoides	3	3	4	damaged leader, twist in trunk	Forked at .5' with a 2" co-leader.	REMOVE
1336	E. property line	Black Cherry	Prunus serotina	12	3	4	minor deadwood, suckering, slight lean		REMOVE
1337	E. property line	Mulberry	Morus spp.	4	3	4	minor deadwood, suckering, damaged leader, slight sweep	Forked at base with 4", 3", 3", 3" co-leaders.	REMOVE
1339	E. property line	Mulberry	Morus spp.	5	3	4	suckering, damaged leader, double leader		REMOVE
1340	E. property line	Mulberry	Morus spp.	4	3	4	suckering, damaged leader, slight lean, multiple leaders		REMOVE
1341	E. property line	American Elm	Ulmus americana	4	3	3	damaged leader, thin crown		REMOVE
1342	E. property line	American Elm	Ulmus americana	4	3	4	over-topped, damaged leader, slight lean		REMOVE
1343	E. property line	Boxelder Maple	Acer negundo	4	3	4	minor deadwood, suckering, twist in trunk, multiple leaders	Forked at .5' with 3", 3", 3" co-leaders.	REMOVE
1344	E. property line	Mulberry	Morus spp.	4	3	4	weak crotch, suckering, damaged leader	Forked at .5' with 3", 2" co-leaders.	REMOVE
1345	E. property line	Boxelder Maple	Acer negundo	2.5	3	4	damaged leader, slight sweep, double leader		REMOVE
1346	E. property line	American Elm	Ulmus americana	4	3	4	weak crotch, suckering, damaged leader, double leader		REMOVE
1347	E. property line	Boxelder Maple	Acer negundo	3	3	4	suckering, over-topped, damaged leader, slight lean	Forked at base with a 3" co-leader.	REMOVE
1348	E. property line	Boxelder Maple	Acer negundo	3.5	3	4	minor deadwood, suckering, damaged leader, slight lean	Forked at base with a 2.5" co-leader.	REMOVE
1349	E. property line	American Elm	Ulmus americana	6	3	4	weak crotch, damaged leader, multiple leaders		REMOVE
1350	E. property line	American Elm	Ulmus americana	3.5	3	3	damaged leader, thin crown	Forked at base with 3.5", 2.5" co-leaders.	REMOVE
1351	N.E. property corner	American Elm	Ulmus americana	6	3	4	weak crotch, one sided, twist in trunk	Forked at 1' with a 6" co-leader.	REMOVE
1352		Eastern red-cedar	Juniperus virginiana	7	3	4	one sided, poison ivy, lower branches shaded out		REMOVE
1353		Eastern red-cedar	Juniperus virginiana	8	3	4	one sided, slight lean		REMOVE
1354		White Spruce	Picea glauca	18	4	3	minor deadwood, poison ivy, lower branches shaded out		REMOVE
1355		Eastern red-cedar	Juniperus virginiana	6	3	4	one sided, slight lean, double leader		REMOVE
1356		Eastern red-cedar	Juniperus virginiana	5	4	3	minor deadwood, sparse foliage, multiple leaders		REMOVE
1357		Crabapple	Malus spp.	7	3	3	minor deadwood, weak crotch	Forked at 3' with 7", 4", 4", 3" co-leaders.	REMOVE
1358		Crabapple	Malus spp.	5	3	3	broken limbs, weak crotch	Forked at 3.5' with 5", 4", 4" co-leaders.	REMOVE
1359		Norway Maple	Acer platanoides	22	4	5	broken limbs, minor deadwood, basal scar, decay, top broken		REMOVE
1360		Pin Oak	Quercus palustris	32	3	3	minor deadwood, epicormics, multiple leaders		REMOVE

Tree Inventory Listing
Lexington Homes - Lexington Towne, Arlington Heights
REVISED 4/12/16
3 of 8

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
1361		Horsechestnut	Aesculus hippocastanum	35	6	3		Dead.	REMOVE
1362		Colorado Blue Spruce	Picea pungens	10	3	3	minor deadwood		REMOVE
1363		Saucer Magnolia	Magnolia x soulangeana	14	4	3	construction impact, broken limbs, weak crotch, compaction	Forked at 2' and 3' with 11", 10", 9" co-leaders.	REMOVE
1364		Saucer Magnolia	Magnolia x soulangeana	11	4	4	construction impact, broken limbs, basal scar, trunk scar,	1/2 of crown is split off.	REMOVE
1365		Sugar Maple	Acer saccharum	24	3	3	broken limbs, weak crotch, compaction, multiple leaders		REMOVE
1367	W. property line	Siberian Elm	Ulmus pumila	3	3	3	over-topped	Forked at base with 2", 1.5" co-leaders.	REMOVE
1368	W. property line	Scots Pine	Pinus sylvestris	15	3	4	vine infested, slight sweep		REMOVE
1369		Siberian Elm	Ulmus pumila	20	3	4	suckering, slight sweep, double leader		REMOVE
1370		Scots Pine	Pinus sylvestris	12	3	4	sweep, over-topped, double leader		REMOVE
1371		Siberian Elm	Ulmus pumila	27	4	4	heavy deadwood, suckering, over-topped, dieback, slight sweep		REMOVE
1372		Honeylocust	Gleditsia triacanthos	12	3	4	suckering, over-topped, slight sweep		REMOVE
1373		Honeylocust	Gleditsia triacanthos	16	3	4	one sided, sweep, suckering		REMOVE
1374		Honeylocust	Gleditsia triacanthos	25	3	3	heavy deadwood, weak crotch, multiple leaders		REMOVE
1375		Eastern red-cedar	Juniperus virginiana	12	3	3	construction impact, weak crotch, one sided, double leader		REMOVE
1376		Norway Maple	Acer platanoides	25	3	4	one sided, girdling root, over-topped, multiple leaders		REMOVE
1377		Concolor Fir	Abies concolor	16	3	4	minor deadwood, excessive lean		REMOVE
1378		Pin Oak	Quercus palustris	38	3	2	heavy deadwood, epicormics		REMOVE
1379		Green Ash	Fraxinus pennsylvanica	17	5	4	sparse foliage, excessive lean, suckering, emerald ash borer		REMOVE
1380		Hawthorn	Crataegus spp.	9	4	4	basal decay, suckering, slight lean, slight sweep	Forked at base with a 3" co-leader.	REMOVE
1381		Hawthorn	Crataegus spp.	8	3	4	weak crotch, one sided, suckering, over-topped, slight sweep	Forked at 1.5' with 6", 5" co-leaders.	REMOVE
1383		Mulberry	Morus spp.	4	3	4	one sided, over-topped, slight sweep	Forked at 1' with a 3" co-leader.	REMOVE
1385		Silver Maple	Acer saccharinum	3	2	3	weak crotch, suckering	Forked at base with a 2" co-leader.	REMOVE
1387		Boxelder Maple	Acer negundo	2.75	3	4	suckering, slight sweep		REMOVE
1389		Siberian Elm	Ulmus pumila	8	3	3	double leader		REMOVE
1390		Horsechestnut	Aesculus hippocastanum	2.75	3	4	one sided, over-topped	Forked at 3' with a 2.5" co-leader.	REMOVE
1391		Siberian Elm	Ulmus pumila	5	3	4	weak crotch, one sided	Forked at 3.5' with a 4" co-leader.	REMOVE
1392		Siberian Elm	Ulmus pumila	9	3	3	minor deadwood, weak crotch, double leader		REMOVE
1393		Siberian Elm	Ulmus pumila	3	3	4	over-topped, twist in trunk		REMOVE
1394		Siberian Elm	Ulmus pumila	8	3	3	weak crotch, thin crown		REMOVE
1395		Hackberry	Celtis occidentalis	6	2	4	sweep, over-topped		REMOVE
1396		Siberian Elm	Ulmus pumila	8	3	3	one sided, thin crown		REMOVE
1397		Green Ash	Fraxinus pennsylvanica	2	2	4	sweep, over-topped		REMOVE
1399		Dogwood	Cornus spp.	4	4	4	basal decay, weak crotch, over-topped	Forked at base with 3", 3", 2", 2" co-leaders.	REMOVE
1400		Dogwood	Cornus spp.	4	3	4	sweep, over-topped	Forked at base with 3", 2" co-leaders.	REMOVE
1436	S.W. Property corner	American Elm	Ulmus americana	7	3	3	minor deadwood, double leader		REMOVE
1437	Along Sigwalt	American Elm	Ulmus americana	4	3	3	thin crown		REMOVE
1439	Along Sigwalt	Green Ash	Fraxinus pennsylvanica	5	4	3	over-topped, damaged leader, probable Emerald ash borer - woodpecker damage		REMOVE
1440	Along Sigwalt	Green Ash	Fraxinus pennsylvanica	3	4	4	over-topped, slight sweep, probable Emerald ash borer - bark splits		REMOVE
1441	Along Sigwalt	American Elm	Ulmus americana	2.5	2	4	over-topped, double leader		REMOVE
1442	Along Sigwalt	Hackberry	Celtis occidentalis	5	3	3	over-topped, crossing branches	Forked at base with 4", 3" co-leaders.	REMOVE
1443	Along Sigwalt	Green Ash	Fraxinus pennsylvanica	2.5	4	3	probable Emerald ash borer - woodpecker damage		REMOVE
1444	Along Sigwalt	Eastern red-cedar	Juniperus virginiana	10	3	4	one sided, slight sweep		REMOVE
1445	Along Sigwalt	White Spruce	Picea glauca	15	3	3	minor deadwood, slight lean		REMOVE
1446	Along Sigwalt	White Spruce	Picea glauca	10	3	4	minor deadwood, twist in trunk		REMOVE
1447	Along Sigwalt	White Spruce	Picea glauca	8	4	3	Cytospora canker, minor deadwood, thin crown, lower branches shaded out		REMOVE
1448	Along Sigwalt	Eastern red-cedar	Juniperus virginiana	11	3	4	basal scar, one sided, slight lean, double leader		REMOVE
1449	Along Sigwalt	White Spruce	Picea glauca	9	4	4	Cytospora canker, minor deadwood, thin crown, lower branches shaded out		REMOVE
1450	Along Sigwalt	Mulberry	Morus spp.	3	3	4	over-topped, slight sweep	Forked at base with 2", 1", 1" co-leaders.	REMOVE
1451	Along Sigwalt	Austrian Pine	Pinus nigra	21	3	4	Zimmerman pine moth, Diplodia tip blight, minor deadwood, one sided		REMOVE
1452	Along Sigwalt	Austrian Pine	Pinus nigra	23	3	4	minor deadwood, one sided, double leader		REMOVE
1453	Along Sigwalt	American Elm	Ulmus americana	6	2	4	weak crotch, over-topped	Forked at .5' with a 4" co-leader.	REMOVE
1454	Along Sigwalt	Mulberry	Morus spp.	2	3	3	trunk scar, damaged leader, multiple leaders		REMOVE
1458	Along Sigwalt	Mulberry	Morus spp.	3	3	4	over-topped	Forked at base with 2", 1", 1" co-leaders.	REMOVE
1461		Eastern red-cedar	Juniperus virginiana	3	2	3	weak crotch, over-topped	Forked at 3' with a 2" co-leader.	REMOVE
1462		Black Cherry	Prunus serotina	12	3	3	excessive lean, sweep		REMOVE

Tree Inventory Listing
Lexington Homes - Lexington Towne, Arlington Heights
REVISED 4/12/16
4 of 8

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
1463		Black Cherry	Prunus serotina	15	4	4	minor deadwood, excessive lean, dieback, basal swell		REMOVE
1464		Black Cherry	Prunus serotina	11	4	5	minor deadwood, basal decay, excessive lean, uprooted		REMOVE
1465		Hackberry	Celtis occidentalis	2.5	3	4	basal scar, over-topped, slight lean		REMOVE
1466		Black Cherry	Prunus serotina	12	3	3	minor deadwood, suckering		REMOVE
1467		White Spruce	Picea glauca	8	6	4		Dead.	REMOVE
1468		Crabapple	Malus spp.	8	4	3	minor deadwood, decay, dieback	Forked at 2.5' with 6", 5" co-leaders.	REMOVE
1469		Hackberry	Celtis occidentalis	2.25	2	4		Growing through #1469.	REMOVE
1470		Black Cherry	Prunus serotina	2	2	3	weak crotch, multiple leaders	Forked at 1.5' with 1", 1" co-leaders.	REMOVE
1471		Littleleaf Linden	Tilia cordata	17	3	3	basal scar, weak crotch, multiple leaders		REMOVE
1472		Green Ash	Fraxinus pennsylvanica	7	4	3	weak crotch, double leader, probable Emerald ash borer - woodpecker damage	Forked with a 3" co-leader.	REMOVE
1473		Eastern red-cedar	Juniperus virginiana	3	3	3	over-topped		REMOVE
1474		Mulberry	Morus spp.	3	3	4	one sided, slight sweep	Forked at 3' with a 2" co-leader.	REMOVE
1475		Mulberry	Morus spp.	2.5	3	3	thin crown		REMOVE
1476		Mulberry	Morus spp.	2.5	3	4	over-topped, slight sweep	Forked at 2' with a 2" co-leader.	REMOVE
1477		Siberian Elm	Ulmus pumila	3	3	3	weak crotch, thin crown, double leader		REMOVE
1478		Hackberry	Celtis occidentalis	4	2	4	one sided, slight lean		REMOVE
1479		Black Cherry	Prunus serotina	2.5	4	3	basal decay, thin crown, uprooted		REMOVE
1480		Mulberry	Morus spp.	6	3	3	minor deadwood, weak crotch	Forked at 3.5' with a 3" co-leader.	REMOVE
1481		Mulberry	Morus spp.	3	3	3	weak crotch, one sided	Forked at 2.5' with 2", 2", 1" co-leaders.	REMOVE
1482		Mulberry	Morus spp.	3	3	4	one sided, slight lean		REMOVE
1483		Black Cherry	Prunus serotina	2.5	3	4	over-topped, slight lean		REMOVE
1484		Honeylocust	Gleditsia triacanthos	3	2	4	one sided, slight lean, double leader		REMOVE
1485		Norway Maple	Acer platanoides	25	4	3	minor deadwood, trunk scar, girdling root, dieback		REMOVE
1486	W. property line	Mulberry	Morus spp.	13	4	3	minor deadwood, split trunk, weak crotch	Forked at 3.5' with a 12" co-leader.	REMOVE
1487	W. property line	Green Ash	Fraxinus pennsylvanica	4	5	4	sparse foliage, vine infested, pruned for side wires, Emerald ash borer	Forked at base with a 3" co-leader.	REMOVE
1488	W. property line	Hackberry	Celtis occidentalis	11	4	4	basal decay, trunk scar, slight sweep, pruned for side wires		REMOVE
1489	W. property line	Norway Maple	Acer platanoides	12	3	4	one sided, vine infested, slight sweep, pruned for side wires, double leader		REMOVE
1490	W. property line	American Elm	Ulmus americana	5	4	4	damaged leader, slight sweep, pruned for overhead wires		REMOVE
1491	W. property line	Hackberry	Celtis occidentalis	11	2	3	thin crown, slight sweep		REMOVE
1492	W. property line	Green Ash	Fraxinus pennsylvanica	2.5	3	4	excessive lean		REMOVE
1493	W. property line	Boxelder Maple	Acer negundo	19	4	4	minor deadwood, basal decay, dieback, slight lean, multiple leaders		REMOVE
1495	W. property line	Hawthorn	Crataegus spp.	10	4	5	broken limbs, minor deadwood, sparse foliage, sweep, decay	Forked at 2' with a 9" co-leader.	REMOVE
1496		Silver Maple	Acer saccharinum	34	3	3	broken limbs, basal decay, weak crotch, slight lean	Forked at 3.5' a 30" co-leader.	REMOVE
1497		Hackberry	Celtis occidentalis	5	2	4	over-topped, vine infested, slight sweep		REMOVE
1498		Kousa Dogwood	Cornus kousa	4	3	4	suckering, decay, slight sweep	Forked at base with 3", 3", 3" co-leaders.	REMOVE
1499		Kousa Dogwood	Cornus kousa	5	3	4	weak crotch, suckering, slight sweep	Forked with 4", 4", 3" co-leaders.	REMOVE
1500		Callery Pear	Pyrus calleryana	9	4	4	minor deadwood, trunk scar, suckering, decay, slight sweep	Forked at 2' with a 9" co-leader.	REMOVE
1501	In fenced area	American Elm	Ulmus americana	3	3	3	one sided, over-topped	Forked at .5' with a 2" co-leader.	REMOVE
1502	In fenced area	American Elm	Ulmus americana	3	3	3	over-topped	Forked at 3' with a 3" co-leader.	REMOVE
1503	In fenced area	American Elm	Ulmus americana	3	3	4	slight lean	Forked at .5' with a 2" co-leader.	REMOVE
1504	In fenced area	American Elm	Ulmus americana	4	3	3		Forked at .5' with a 2" co-leader.	REMOVE
1505	In fenced area	American Elm	Ulmus americana	2.5	3	4	broken limbs, over-topped, slight sweep		REMOVE
1506	In fenced area	Silver Maple	Acer saccharinum	10	3	3	thin crown, twist in trunk		REMOVE
1507	In fenced area	American Elm	Ulmus americana	3	3	4	over-topped, slight sweep		REMOVE
1508	In fenced area	Silver Maple	Acer saccharinum	6	3	4	weak crotch, over-topped, slight sweep	Forked at 1' with 4", 3" co-leaders.	REMOVE
1509	In fenced area	Silver Maple	Acer saccharinum	13	3	4	slight sweep, double leader		REMOVE
1510	In fenced area	Mulberry	Morus spp.	3	3	4	over-topped, thin crown, twist in trunk		REMOVE
1511	In fenced area	American Elm	Ulmus americana	6	3	3	minor deadwood, weak crotch		REMOVE
1512	In fenced area	Siberian Elm	Ulmus pumila	2.5	3	3	minor deadwood, thin crown		REMOVE
1513	In fenced area	American Elm	Ulmus americana	2.5	4	4	basal decay, metal in trunk	Forked with a 2" co-leader. Stump sprouts.	REMOVE
1514	In fenced area	Hackberry	Celtis occidentalis	11	2	3	weak crotch	Forked at 2' with a 9" co-leader.	REMOVE
1515	In fenced area	Silver Maple	Acer saccharinum	22	3	3	weak crotch, slight lean, multiple leaders		REMOVE
1516	In fenced area	Mulberry	Morus spp.	2	3	4	excessive lean, vine infested	Forked at 3' with a 1" co-leader.	REMOVE
1517	In fenced area	Mulberry	Morus spp.	2	4	3	vine infested, metal in trunk	Forked at 2.5' with 2", 1" co-leaders.	REMOVE
1518	In fenced area	American Elm	Ulmus americana	5	3	3	vine infested, metal in trunk	Forked at base with 4", 2" co-leaders.	REMOVE
1519	In fenced area	Hackberry	Celtis occidentalis	2.5	2	3	multiple leaders		REMOVE

Tree Inventory Listing
Lexington Homes - Lexington Towne, Arlington Heights
REVISED 4/12/16
5 of 8

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
1520	In fenced area	Hackberry	Celtis occidentalis	2.5	4	3	metal in trunk		REMOVE
1521	In fenced area	Hackberry	Celtis occidentalis	3	4	3	metal in trunk	Forked at 3' with a 2" co-leader.	REMOVE
1522	In fenced area	American Elm	Ulmus americana	4	4	3	metal in trunk		REMOVE
1523		Red Maple	Acer rubrum	12	3	2	chlorotic		REMOVE
1524		Green Ash	Fraxinus pennsylvanica	3.75	4	3	probable Emerald ash borer - woodpecker damage	Forked at .5' with 5", 3" co-leaders.	REMOVE
1525		Black Cherry	Prunus serotina	5	2	3	weak crotch	Forked at .5' with 5", 3" co-leaders.	REMOVE
1526		Eastern red-cedar	Juniperus virginiana	12	4	5	broken limbs, top broken off	Forked at 3' with a 5" co-leader.	REMOVE
1527		Eastern red-cedar	Juniperus virginiana	12	3	4	slight lean		REMOVE
1528		Crabapple	Malus spp.	7	3	3	weak crotch, slight lean	Forked at 3' with a 5" co-leader.	REMOVE
1529		Black Cherry	Prunus serotina	9	3	3	multiple leaders		REMOVE
1530		Crabapple	Malus spp.	3.5	2	4	suckering, over-topped, slight lean		REMOVE
1531		Crabapple	Malus spp.	6	3	3	suckering	Forked at 3' with a 4" co-leader.	REMOVE
1532		Mulberry	Morus spp.	3	2	3	weak crotch	Forked at .5' and 1' with 2", 2", 2", 1" co-leaders.	REMOVE
1533		Crabapple	Malus spp.	10	4	3	minor deadwood, decay, dieback	Forked at 2' with 8", 8", 7", 5", 5" co-leaders.	REMOVE
1534		Horsechestnut	Aesculus hippocastanum	16	3	3	weak crotch, suckering	Forked at 3.5' with a 15" co-leader.	REMOVE
1535		Eastern red-cedar	Juniperus virginiana	9	3	3	one sided		REMOVE
1536		Eastern red-cedar	Juniperus virginiana	11	4	4	split trunk, weak crotch, double leader		REMOVE
1537		Eastern red-cedar	Juniperus virginiana	6	3	4	one sided, over-topped		REMOVE
1538		Black Walnut	Juglans nigra	3	3	3	trunk scar, thin crown, twist in trunk		REMOVE
1539		Norway Maple	Acer platanoides	12	2	3	multiple leaders		REMOVE
1540		American Elm	Ulmus americana	4	3	4	one sided, over-topped, slight lean		REMOVE
1541		Eastern red-cedar	Juniperus virginiana	8	3	3			REMOVE
1542		Yew	Taxus x media	4	3	4	excessive lean, over-topped, thin crown	Forked at .5' with 2", 2" co-leaders.	REMOVE
1543	E. property line	Mulberry	Morus spp.	3	2	4	over-topped, slight lean		REMOVE
1544	E. property line	Mulberry	Morus spp.	5	3	4	weak crotch, slight lean, multiple leaders		REMOVE
1545	E. property line	Colorado Blue Spruce	Picea pungens	3.5	3	4	one sided, over-topped		REMOVE
1546	E. property line	White Spruce	Picea glauca	9	6	4	vine infested	Dead.	REMOVE
1547	E. property line	White Spruce	Picea glauca	9	6	4	vine infested	Dead.	REMOVE
1548	E. property line	Yew	Taxus x media	7	3	3		Forked at base with 5", 5", 4", 3", 3", 3" co-leaders.	REMOVE
1549	E. property line	Hackberry	Celtis occidentalis	4	2	3	double leader		REMOVE
1550	E. property line	Yew	Taxus x media	4	3	4	one sided, over-topped	Forked at base with 4", 3", 3", 3", 3" co-leaders.	REMOVE
1551	E. property line	Eastern red-cedar	Juniperus virginiana	9	3	4	over-topped		REMOVE
1552	E. property line	Eastern red-cedar	Juniperus virginiana	9	4	3	minor deadwood, sparse foliage, over-topped		REMOVE
1553	E. property line	Yew	Taxus x media	3	3	4	minor deadwood, weak crotch, slight lean	Forked at 2.5' with a 2" co-leader.	REMOVE
1554	E. property line	Cottonwood	Populus deltoides	43	3	3	minor deadwood, weak crotch, multiple leaders	Forked 3' with a 23" co-leader.	REMOVE
1555	E. property line	American Elm	Ulmus americana	3	3	4	over-topped, slight sweep	Forked at base with a 2" co-leader.	REMOVE
1556	E. property line	American Elm	Ulmus americana	3	3	4	over-topped, slight sweep		REMOVE
1557	E. property line	American Elm	Ulmus americana	3	2	4	one sided, over-topped, slight sweep		REMOVE
1558	E. property line	Crabapple	Malus spp.	9	4	4	minor deadwood, sweep, suckering, decay	Forked at 2.5' with 4" co-leader.	REMOVE
1559	E. property line	White Spruce	Picea glauca	11	6	3		Dead.	REMOVE
1560	E. property line	Crabapple	Malus spp.	7	3	4	one sided, suckering	Forked at 3' with 4", 3" co-leaders.	REMOVE
1561	E. property line	Boxelder Maple	Acer negundo	5	3	3	multiple leaders	Forked at base with a 5" co-leader.	REMOVE
1568	E. property line	Smooth Sumac	Rhus glabra	5	3	4	broken limbs, slight sweep, multiple leaders		REMOVE
1569	E. property line	Black Cherry	Prunus serotina	2.5	2	3	one sided		REMOVE
1570	E. property line	Honeylocust	Gleditsia triacanthos	2.5	2	2			REMOVE
1571	E. property line	Mulberry	Morus spp.	2.25	3	3	slight lean, multiple leaders		REMOVE
1572	E. property line	Honeylocust	Gleditsia triacanthos	30	3	3	minor deadwood, multiple leaders		REMOVE
1573	E. property line	Norway Maple	Acer platanoides	5	3	4	slight lean, twist in trunk		REMOVE
1574	E. property line	American Elm	Ulmus americana	3	3	3	weak crotch, over-topped, double leader		REMOVE
1575	E. property line	Norway Maple	Acer platanoides	5	3	4	basal decay, one sided, over-topped, multiple leaders	Forked at base with a 3" co-leader.	REMOVE
1576		Horsechestnut	Aesculus hippocastanum	22	6	4		Dead. Forked at 4' with 15", 15" co-leaders.	REMOVE
1577		Horsechestnut	Aesculus hippocastanum	18	4	3	weak crotch, trunk scar, decay, multiple leaders	Forked at 4' with 17", 13" co-leaders.	REMOVE
1578		Norway Maple	Acer platanoides	3	3	3	twist in trunk		REMOVE
1579		Crabapple	Malus spp.	8	3	3	weak crotch, suckering	Forked at 3.5' with 5", 4" co-leaders.	REMOVE
1580		Crabapple	Malus spp.	8	3	3	minor deadwood	Forked at 3.5' with 5", 5" co-leaders.	REMOVE
1581		Honeylocust	Gleditsia triacanthos	15	2	4	minor deadwood, one sided, slight sweep		REMOVE
1582		Eastern red-cedar	Juniperus virginiana	4	5	4	sparse foliage, damaged leader, vine infested		REMOVE
1583		Eastern red-cedar	Juniperus virginiana	3	3	3	over-topped		REMOVE
1584		Black Cherry	Prunus serotina	12	3	4	weak crotch, slight sweep, double leader		REMOVE
1585		Black Cherry	Prunus serotina	8	3	4	one sided, suckering, slight lean		REMOVE
1586		Paper Birch	Betula papyrifera	5	6	4		Dead. Forked at base with 5", 5", 4" co-leaders.	REMOVE

Tree Inventory Listing
Lexington Homes - Lexington Towne, Arlington Heights
REVISED 4/12/16
6 of 8

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
1587		Honeylocust	Gleditsia triacanthos	28	3	3	broken limbs, heavy deadwood, suckering, twist in trunk		REMOVE
1588		Paper Birch	Betula papyrifera	5	4	3	bronze birch borers, minor deadwood, dieback, slight lean	Forked at base with 4", 4" co-leaders.	REMOVE
1589		Hawthorn	Crataegus spp.	4	4	3	cedar apple rust, minor deadwood, decay	Forked at base with 4", 3", 3", 3" co-leaders.	REMOVE
1590		Mulberry	Morus spp.	5	3	4	suckering, over-topped	Forked at base with 4", 3" co-leaders.	REMOVE
1591		Mulberry	Morus spp.	6	3	4	over-topped, thin crown, twist in trunk		REMOVE
1592		Mulberry	Morus spp.	10	3	4	minor deadwood, weak crotch, sweep, over-topped	Forked at base and .5' with 10", 7" co-leaders.	REMOVE
1593		American Elm	Ulmus americana	4	4	4	basal decay, over-topped, slight sweep		REMOVE
1594		Hackberry	Celtis occidentalis	10	2	4	sweep, over-topped	Forked at .5' with an 8" co-leader.	REMOVE
1595		Cottonwood	Populus deltoides	35	4	4	minor deadwood, trunk scar, sweep, decay, over-topped		REMOVE
1596		Cottonwood	Populus deltoides	54	3	3	weak crotch, multiple leaders		REMOVE
1597		Mulberry	Morus spp.	8	3	3	minor deadwood, over-topped, twist in trunk		REMOVE
1598		Mulberry	Morus spp.	11	3	4	weak crotch, over-topped, slight lean, multiple leaders		REMOVE
1599		Hackberry	Celtis occidentalis	4	2	4	over-topped, slight sweep		REMOVE
1600		Green Ash	Fraxinus pennsylvanica	2.5	4	4	basal scar, twist in trunk, probable Emerald ash borer - bark splits		REMOVE
1601		Siberian Elm	Ulmus pumila	24	3	4	minor deadwood, weak crotch, thin crown, slight sweep, double leader		REMOVE
1602		Boxelder Maple	Acer negundo	6	3	3	slight lean	Forked at base with 6", 5", 5" co-leaders.	REMOVE
1603		Hackberry	Celtis occidentalis	3	2	4	sweep, over-topped		REMOVE
1604		Siberian Elm	Ulmus pumila	19	3	3	weak crotch, slight lean, multiple leaders		REMOVE
1605		Hackberry	Celtis occidentalis	10	2	3		Forked at base with 4", 3", 3" co-leaders.	REMOVE
1606		Siberian Elm	Ulmus pumila	27	3	4	minor deadwood, weak crotch, slight sweep, double leader		REMOVE
1607		Mulberry	Morus spp.	3	3	4	over-topped, slight sweep	Forked at base with 3", 2" co-leaders.	REMOVE
1610	W. property line	Norway Maple	Acer platanoides	3	4	5	damaged leader, pruned for overhead wires		REMOVE
1611	W. property line	American Elm	Ulmus americana	5	4	4	damaged leader, slight sweep, pruned for overhead wires		REMOVE
1612		Silver Maple	Acer saccharinum	30	2	3	weak crotch, multiple leaders		REMOVE
1613		Silver Maple	Acer saccharinum	18	3	4	slight sweep, double leader		REMOVE
1614		Silver Maple	Acer saccharinum	2.5	3	3	thin crown, slight sweep		REMOVE
1615		Red Pine	Pinus resinosa	13	3	4	minor deadwood, thin crown, slight sweep		REMOVE
1616		Hackberry	Celtis occidentalis	3	2	4	over-topped, slight sweep		REMOVE
1617		Siberian Elm	Ulmus pumila	2.5	3	4	over-topped, slight sweep		REMOVE
1618		Norway Maple	Acer platanoides	10	2	3	twist in trunk, double leader		REMOVE
1619		Mulberry	Morus spp.	14	3	3	weak crotch, multiple leaders		REMOVE
1620		Boxelder Maple	Acer negundo	2.75	3	4	over-topped, slight lean		REMOVE
1621		Catalpa	Catalpa spp.	9	2	3	one sided		REMOVE
1622		Catalpa	Catalpa spp.	35	3	4	minor deadwood, trunk scar, one sided, suckering		REMOVE
1623		Boxelder Maple	Acer negundo	2.5	3	3	over-topped	Forked at base with 2.5", 2", 2", 2" co-leaders.	REMOVE
1624		Green Ash	Fraxinus pennsylvanica	15	6	4		Dead.	REMOVE
1625		Mulberry	Morus spp.	21	3	4	weak crotch, slight sweep, multiple leaders		REMOVE
1626		Hackberry	Celtis occidentalis	5	2	4	over-topped, double leader		REMOVE
1627		Boxelder Maple	Acer negundo	5	3	4	excessive lean, one sided, over-topped		REMOVE
1628		American Elm	Ulmus americana	5	3	4	suckering, over-topped		REMOVE
1629		Hackberry	Celtis occidentalis	9	2	3	twist in trunk		REMOVE
1630		American Elm	Ulmus americana	6	3	4	weak crotch, over-topped, slight sweep	Forked at 1' with a 5' co-leader.	REMOVE
1631		Boxelder Maple	Acer negundo	13	3	4	sweep, suckering, double leader		REMOVE
1632		Cockspur Hawthorn	Crataegus crus-galli	6	3	4	weak crotch, thin crown, slight sweep	Forked at 1.5' with a 4" co-leader.	REMOVE
1633		Cockspur Hawthorn	Crataegus crus-galli	6	3	4	minor deadwood, weak crotch, suckering, slight lean	Forked at .5' with a 4" co-leader.	REMOVE
1634		Crabapple	Malus spp.	3	3	5	sweep, over-topped, growing horizontally	Forked at base with 2", 2", 2" co-leaders.	REMOVE
1635		Cockspur Hawthorn	Crataegus crus-galli	7	3	4	basal scar, suckering, slight lean	Forked at base with a 3" co-leader.	REMOVE
1636		Crabapple	Malus spp.	3	4	5	sparse foliage, sweep, decay		REMOVE
1637		Catalpa	Catalpa spp.	37	3	3	minor deadwood, suckering		REMOVE
1638		Paper Birch	Betula papyrifera	4	3	4	minor deadwood, slight lean, slight sweep	Forked at base with 3", 3", 2" co-leaders.	REMOVE
1639		Boxelder Maple	Acer negundo	2.5	2	3	weak crotch, slight lean, double leader		REMOVE
1640		Green Ash	Fraxinus pennsylvanica	2.5	3	4	slight sweep		REMOVE
1641		Eastern red-cedar	Juniperus virginiana	9	4	4	weak crotch, one sided, decay		REMOVE
1642		Mulberry	Morus spp.	3	3	3	weak crotch	Forked at 4' with a 2" co-leader.	REMOVE
1643		American Elm	Ulmus americana	2.5	2	3	slight lean		REMOVE
1644		American Elm	Ulmus americana	3	3	4	one sided	Growing at base of house.	REMOVE
1645	W. property line	Siberian Elm	Ulmus pumila	4	3	4	sweep, suckering, pruned for side wires		REMOVE
1646	W. property line	Norway Maple	Acer platanoides	4	3	5	damaged leader, twist in trunk, pruned for overhead wires		REMOVE
1647	W. property line	Norway Maple	Acer platanoides	3.5	3	4	twist in trunk, pruned for side wires		REMOVE

Tree Inventory Listing
Lexington Homes - Lexington Towne, Arlington Heights
REVISED 4/12/16
7 of 8

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
1648	W. property line	Mulberry	Morus spp.	7	4	4	sweep, suckering, damaged leader, pruned for overhead wires		REMOVE
1649	W. property line	Boxelder Maple	Acer negundo	3	3	4	excessive lean		REMOVE
1650	W. property line	Hackberry	Celtis occidentalis	5	3	5	one sided, damaged leader, pruned for overhead wires		REMOVE
1651	W. property line	Hackberry	Celtis occidentalis	3	3	4	slight sweep, pruned for side wires	Forked at base with a 2.75" co-leader.	REMOVE
1652	W. property line	Boxelder Maple	Acer negundo	4	4	4	sweep, pruned for overhead wires	Forked at base with a 4" co-leader. Growing around satellite dish.	REMOVE
1653	W. property line	American Elm	Ulmus americana	4	4	5	sweep, damaged leader, pruned for overhead wires	Forked at base with a 3" co-leader. Growing around satellite dish.	REMOVE
1654	W. property line	Hackberry	Celtis occidentalis	4	4	5	suckering, damaged leader, pruned for overhead wires	Forked at base and 1' with 3", 3", 3" co-leaders. Growing around satellite dish.	REMOVE
1655	W. property line	Hackberry	Celtis occidentalis	5	3	4	suckering, pruned for side wires	Growing against air conditioning unit.	REMOVE
1656	W. property line	Mulberry	Morus spp.	6	3	4	sweep, suckering, pruned for overhead wires		REMOVE
1657	W. property line	Boxelder Maple	Acer negundo	5	3	5	suckering, damaged leader, pruned for overhead wires	Forked at base with 3", 3", 2" co-leaders.	REMOVE
1658	W. property line	Boxelder Maple	Acer negundo	3	3	4	excessive lean, suckering, damaged leader, pruned for overhead wires		REMOVE
1659	W. property line	Norway Maple	Acer platanoides	4	4	5	suckering, damaged leader, pruned for overhead wires	Forked at base with a 3" co-leader.	REMOVE
1660	W. property line	American Elm	Ulmus americana	4	3	5	suckering, damaged leader, pruned for overhead wires	Forked at 1.5' with a 4" co-leader.	REMOVE
1661	W. property line	Hackberry	Celtis occidentalis	5	4	5	damaged leader, twist in trunk, pruned for overhead wires	Forked at base with a 4" co-leader.	REMOVE
1662	W. property line	Green Ash	Fraxinus pennsylvanica	2.75	3	4	slight lean		REMOVE
1664	W. property line	Boxelder Maple	Acer negundo	7	3	3	weak crotch, suckering	Forked at 1' with 5", 3" co-leaders.	REMOVE
1665	W. property line	Boxelder Maple	Acer negundo	12	3	3	weak crotch, multiple leaders		REMOVE
1666	E. property line	Black Cherry	Prunus serotina	5	3	4	weak crotch, damaged leader, slight lean	Forked at 2' with a 4" co-leader.	REMOVE
1667	E. property line	Hackberry	Celtis occidentalis	4	3	4	one sided, twist in trunk		REMOVE
1668	E. property line	American Elm	Ulmus americana	8	3	4	vine infested, slight sweep		REMOVE
1669	E. property line	Mulberry	Morus spp.	8	3	4	weak crotch, slight sweep	Forked at 1' and 3' with 7", 4" co-leaders.	REMOVE
1670	E. property line	Black Cherry	Prunus serotina	7	3	4	one sided, suckering, over-topped		REMOVE
1671	E. property line	Green Ash	Fraxinus pennsylvanica	25	5	4	heavy deadwood, sparse foliage, Emerald ash borer		REMOVE
1673	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	excessive lean	Forked at 3' with a 3" co-leader.	REMOVE
1674	S.E. property corner	Smooth Sumac	Rhus glabra	2.5	3	4	excessive lean		REMOVE
1675	S.E. property corner	Smooth Sumac	Rhus glabra	4	3	3	minor deadwood, weak crotch	Forked at base with 4", 3", 2" co-leaders.	REMOVE
1676	S.E. property corner	Smooth Sumac	Rhus glabra	2.5	3	4	sweep		REMOVE
1677	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	excessive lean, trunk scar		REMOVE
1678	S.E. property corner	Smooth Sumac	Rhus glabra	4	3	4	sweep, multiple leaders		REMOVE
1679	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	slight sweep	Forked at 3' with a 2" co-leader.	REMOVE
1680	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	slight sweep, multiple leaders		REMOVE
1681	S.E. property corner	Smooth Sumac	Rhus glabra	2.5	3	4	minor deadwood, twist in trunk	Forked at 3.5' with a 2.5" co-leader.	REMOVE
1683		Eastern red-cedar	Juniperus virginiana	5	3	4	sparse foliage, one sided, over-topped		REMOVE
1684		Eastern red-cedar	Juniperus virginiana	4	4	4	basal scar, one sided, over-topped, twist in trunk		REMOVE
1685		Eastern red-cedar	Juniperus virginiana	7	3	4	one sided		REMOVE
1686		Colorado Blue Spruce	Picea pungens	13	6	4		Dead.	REMOVE
1687		Eastern red-cedar	Juniperus virginiana	4.5	3	4	over-topped		REMOVE
1688		Mulberry	Morus spp.	2.75	2	4	weak crotch, over-topped, slight sweep	Forked at 3.5' with a 2" co-leader.	REMOVE
1690		Mulberry	Morus spp.	3.5	3	4	girdling root, slight sweep, multiple leaders		REMOVE
1691		Paper Birch	Betula papyrifera	4	6	4		Dead. Forked at base with 4", 4", 3" co-leaders.	REMOVE
1692		Paper Birch	Betula papyrifera	4	6	3		Dead. Forked at base with 3", 3", 3" co-leaders.	REMOVE
1693	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	slight lean, multiple leaders		REMOVE
1694	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	slight lean, twist in trunk		REMOVE
1695	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	twist in trunk		REMOVE
1696	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	excessive lean, twist in trunk	Forked at base with a 2" co-leader.	REMOVE
1697	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	minor deadwood, twist in trunk	Forked at base with a 3" co-leader.	REMOVE
1698	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	sweep		REMOVE
1699	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	4	excessive lean	Forked at base with a 3" co-leader.	REMOVE
1700	S.E. property corner	Smooth Sumac	Rhus glabra	3	3	3	twist in trunk		REMOVE
1701		Smooth Sumac	Rhus glabra	3	3	3	basal decay, slight lean	Sucker sprouts from base: 3", 3", 3", 3", 2", 2", 2", 2", 2", 2", 2", 2".	REMOVE
1705	Campbell parkway	Honeylocust	Gleditsia triacanthos	25	3	3	pruned for side wires, multiple leaders	Parkway tree.	REMOVE
				2,645.00	1,051.00	1,224.00	0.00	0.00	0.00

Tree Inventory Listing
Lexington Homes - Lexington Towne, Arlington Heights
REVISED 4/12/16
8 of 8

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments	OUTCOME
		TOTAL TREES:	373						
		TOTAL CALIPER INCHES:	3,228.00						
		TOTAL TREES PRESERVED:	41	10.99%					
		TOTAL CALIPER INCHES PRESERVED:	583.00	18.06%					
		TOTAL TREES REMOVED:	332	(INCLUDES (1) PARKWAY TREE REMOVAL ALONG CAMPBELL STREET & (2) ALONG KASPAR AVENUE)					
		TOTAL CALIPER INCHES REMOVED:	2,645.00						



MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 19, 2015
8:00 PM

VIDEO I. CALL TO ORDER

VIDEO II. PLEDGE OF ALLEGIANCE

VIDEO III. ROLL CALL OF MEMBERS

The Village Clerk Called the roll with President Hayes the following Trustees responding: Sidor, Blackwood, LaBedz, Glasgow, Rosenberg and Tinaglia.

Trustees Scaletta and Farwell were absent.

Also in attendance were: Randy Recklaus, Tom Kuehne, Robin Ward, Charles Perkins, Diana Mikula, Scott Shirley, Mark Burkland and Becky Hume.

VIDEO IV. APPROVAL OF MINUTES

VIDEO A. Committee of the Whole 09/15/2015 Approved

Trustee Mike Sidor moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Abstain: Blackwood

Absent: Farwell, Scaletta

VIDEO XVI. REPORT OF THE VILLAGE MANAGER**VIDEO A. Lexington Homes - 900 W. Campbell St. - Early Review**

President Hayes said Early Review does not give approval, but is intended to give projects thoughts from the Board on a preliminary proposal.

Bill Rotolo of Lexington homes said they are proposing a simple subdivision of 15 lots. There is one detention basin on the south east corner of the property. They will be putting in a new street as an extension of an existing street. All the lots meet the minimum zoning requirements. They will build single family homes with approximately 3,300 square feet in the \$600,000-\$750,000 price range. They are working on the preliminary and final subdivision process now.

Ron Adams, the project engineer, said they will be introducing new utilities for the Kennicott lots. The other lots will use existing utilities on Kaspar. The water detention is according to the Village's requirements. This detention basin will be turned over to the Village as a public facility.

Trustee Glasgow asked if underground detention was considered. Mr. Perkins said the MWRD has new criteria which encourages more open detention areas. Some underground vaults exist and it may be available for this location but staff does not know as there are no official plans. The detention is at the low point of the site and consistent with one of the options looked at in February. A fee would be developed to be paid to the Village if detention remains above ground. Trustee Glasgow said he liked this proposal better than the earlier proposal as it is using the land better.

Trustee Tingalia asked if the detention would be a wet or a dry grass bottom. Mr. Adams said it would be a dry bottom, similar to Christina Court. They did receive their MWRD permit yesterday. It is not mowable. There will be native plantings and generally be dry, but the MWRD now mandates volume control that is subject to infiltration. Plantings must allow the first inch of water to soak into the ground. Underground vaults make it difficult to achieve the new filtration requirement. This region has a lot of clay which doesn't infiltrate well. The deep rooted plants break through the clay to allow infiltration. Trustee Tinaglia said this is way better than the previous plan. He said he had angst with owning and maintaining a wet bottom basin. He would rather see a central underground storage system that runs along the easement of the properties with some bio-swales. If there was a way to fix this and satisfy the MWRD requirements it would be a home run.

Trustee Sidor asked the developer to make sure when the property is regraded that the homes to the west are not negatively affected. Mr. Adams said the entire site will drain to the detention center.

VIDEO **XVII****ADJOURNMENT**

Trustee Thomas Glasgow moved to adjourn at 10:16 p.m. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Sidor, Tinaglia

Absent: Farwell, Scaletta, Rosenberg

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-004
 Petitioner: Lexington Homes

 Owner: Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Contact Person: Bill Rotolo
 Address: 1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Phone #: 847.875.8289
 Fax #: 773.360.0301
 E-Mail: brotolo@lexingtonchicago.com

P.I.N.# 03.30.420.007--016
 Location: southwest corner of Campbell and Kasper
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: 15 Current: 8 Proposed: 15
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

 Land Use: _____ Current: vacant
 Proposed: single family
 Site Gross Area: 4.69 ac
 # of Units Total: 15
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: 15

(Petitioner: Please do not write below this line.)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. _____ VILLAGE BUILDING CODE
2. _____ PRESENT ZONING USE
3. _____ REQUESTED ZONING USE
4. _____ SUBDIVISION REQUIRED
5. _____ SIGN CODE
6. GENERAL COMMENTS:

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DEVELOPMENT DEPARTMENT

MINIMUM INTERIOR GARAGE DIMENSIONS

	DEPTH	WIDTH
2-CAR	21'4"	21'
3-CAR	21'4"	30'

DEB PIERCE
 Director PLAN REVIEWER

3-21-16
 Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-004
Petitioner: Lexington Homes

Owner: Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
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P.I.N.# 03.30.420.007--016
Location: southwest corner of Campbell and Kasper
Rezoning: Current: Proposed:
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of Lots: 15 Current: 8 Proposed: 15
PUD: For:
Special Use: For:
Land Use Variation: For:

Land Use: Current: vacant
Proposed: single family
Site Gross Area: 4.69 ac
of Units Total: 15
1BR: 2BR: 3BR: 4BR: 15

(Petitioner: Please do not write below this line.)

INSPECTIONAL SERVICES

① # of Fire Hydrants and distance
Between hydrants may be a concern
to F.D.

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DEVELOPMENT DEPARTMENT

DeLay 3/21/16
Director Date

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MAR 30 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Village of Arlington Heights
Public Works Department

Memorandum

To: Bill Enright, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: March 29, 2016

Subject: 900 W. Campbell St. P.C. #16-004, Round 1

With regard to the proposed construction of the subdivision, I have the following comments:

1. Lot #14 proposed water service needs to be shifted to the south or north out of the driveway apron.
2. An approved traffic control plan must be submitted and approved prior to construction of the water and sewer connections on Campbell and Sigwalt.
3. The water services to the east parkway on Kaspar must be bored.
4. The approved street light LED model is "Halophane/American Electric model #ATBO-20BE13R2".
5. No fences will be allowed within the 10' easement that connects the detention pond to Campbell. This needs to be noted on every plat.
6. All sidewalks around the subdivision shall be inspected after construction and restored.
7. Public Works prefers the sanitary main to be installed down the center of the roadway.
8. Storm sewer require an additional inlet mid-block.
9. Sidewalk on all sides shall be inspected and repaired for all deficiencies.
10. Utility patches shall have 2' of surface removed and replaced on either side of trench to improve transition for patch.
11. Verify that enough existing trees will remain on Kaspar specifically between 14 and 15. Possibly install on private property due to limited space between driveway.
12. Remove and replace any existing curb depression along Campbell from existing house.
13. Verify condition of any existing structures that will be utilized.
14. Overflow elevation is higher than rim elevation of storm sewer.
15. Verify existing handicapped improvements at intersections of Kennicott and Campbell, Campbell and Kaspar, and Sigwalt and Kaspar.
16. Sump pump connections at lots 10 and 11 should connect to storm sewer not catch basin.

Thank you for the opportunity to comment on this permit application.

C: file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-004
 Petitioner: Lexington Homes
 Owner: Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Contact Person: Bill Rotolo
 Address: 1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Phone #: 847.875.8289
 Fax #: 773.360.0301
 E-Mail: brotolo@lexingtonchicago.com

P.I.N.# 03.30.420.007--016
 Location: southwest corner of Campbell and Kasper
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: 15 Current: 8 Proposed: 15
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: vacant
 Proposed: single family
 Site Gross Area: 4.69 ac
 # of Units Total: 15
 1BR: 2BR: 3BR: 4BR: 15

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water X

Sanitary Sewer X

Storm Sewer X

b. Surface Improvement

Pavement X

Curb & Gutter X

Sidewalks X

Street Lighting X

c. Easements

Utility & Drainage X

Access X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X b. IDOT

c. ARMY CORP d. IEPA X

e. CCHD

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 DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS?

YES NO COMMENTS

X

4. SITE PLAN ACCEPTABLE?

 X SEE ADDITIONAL COMMENTS

5. PRELIMINARY PLAT ACCEPTABLE?

X

6. TRAFFIC STUDY ACCEPTABLE?

 NOT PROVIDED

7. STORM WATER DETENTION REQUIRED?

X

8. CONTRIBUTION ORDINANCE EXISTING?

 X

9. FLOOD PLAIN OR FLOODWAY EXISTING?

 X

10. WETLAND EXISTING?

 X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: PEARSON, BROWN & ASSOC., INC.

DATE OF PLANS: 2-15-16

JP JP 3-22-16
 Director Date

PLAN COMMISSION PC #16-004
Lexington Towne at Arlington Heights Resubdivision
900 W. Campbell St.
Preliminary Plat of Subdivision
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. A separate Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the Kennicott Avenue roadway, curb, sidewalk, street lighting, storm and sanitary sewers, water main, the Kaspar Avenue sidewalk, and the detention basin. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
15. The preliminary detention calculations are acceptable. Final approval will require final engineering plans including detention calculations showing restrictor sizing calculations. Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the

restrictor catch basin. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. Provide calculations for sizing the weir.

16. Final engineering to include electrical plan and details for the proposed street lighting system, including electrical drop and lighting cabinet, if necessary. Contact the Engineering Department to coordinate discussion with Public Works on the feasibility of connecting to the existing street lighting system.
17. Typical 66' ROW pavement detail shown on sheet 2 is acceptable.
18. Curbs and sidewalks should not go through the new Kennicott Avenue pavement.
19. Yard grading must be a minimum 5:1 slope. The plan shows 4:1 rear yard slopes. Strongly consider stepping the foundations of the homes on the east side of Kennicott Avenue to help lessen the severity of the backyard slopes.
20. Coordinate the location of the Kaspar Avenue sidewalk with the proposed landscape plans.

Preliminary Plat of Subdivision:

21. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. All items are complete.
22. The proposed detention facility will ultimately become the Village's responsibility to own and maintain; therefore, Lot 16 does not need a blanket stormwater easement. The deed to the basin outlot shall be quit-claimed to the Village upon Village acceptance of the public improvements.
23. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

 BY  3-22-16
James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)
- ComEd Easement Provisions (1 page)

PLAN COMMISSION PC #16-004
Lexington Towne at Arlington Heights Resubdivision
900 W. Campbell St.
Preliminary Plat of Subdivision
Round 1a

22. The Village follows the ADA PROWAG requirements for sidewalk installations. As part of that, it is policy to address the ADA sidewalk accessibility at all four corners of an intersection when working on streets or sidewalks within an intersection. The Village will work with the developer to identify required upgrades at corners affected by the proposed project.

 3/31/16
James J. Massarelli, P.E. Date
Director of Engineering

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Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ✓ 1. The name of the proposed subdivision.
- ✓ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ✓ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ✓ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ✓ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ✓ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ✓ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ✓ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ✓ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ✓ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ✓ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ✓ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ✓ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering
_____ "

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL)

Signature

Illinois Land Surveyor
No. _____ "

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@agresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

**Commonwealth Edison Company
and
SBC Telephone Company, Grantees,**

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

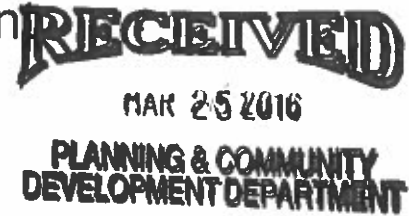
The term "Common Elements" shall have the meaning set forth for such term in the "*Condominium Property Act*", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.



Arlington Heights Fire Department
Plan Review Sheet



P. C. Number 16-004

Project Name

Lexington Homes

Project Location

909 W. Campbell St

Planning Department Contact Sam Hubbard

General Comments

Reference Appendix D, specifically D103.6.2 of the 2009 IFC.

The existing width of Kaspar Avenue and the proposed Kennicott Avenue between Campbell and Sigwalt fall within this section. Also the area of development serviced by Sigwalt St is impacted by this section.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date 3-25-2016 Reviewed By: LT. Andrew Larson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Lexington Homes
900 W. Campbell St.
Round 1

Round 1 Review Comments

03/25/2016

1. **Character of use:**
The character of use is consistent with the area and is not a concern.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
The addition of Kennicott Road may create additional traffic using the route as a neighborhood cut through from Miner to Kirchoff. There may be the need for a traffic study to be conducted or a traffic control device installed at either Kennicott & Campbell or Kennicott&Sigwalt.
6. **General comments:**
Nothing further.

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MAR 28 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-004
Petitioner: Lexington Homes

Owner: Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
Contact Person: Bill Rotolo
Address: 1731 N. Marcey Street, Suite 200
Chicago, IL 60614
Phone #: 847.875.8289
Fax #: 773.360.0301
E-Mail: brotolo@lexingtonchicago.com

P.I.N.# 03.30.420.007--016
Location: southwest corner of Campbell and Kasper
Rezoning: Current: Proposed:
Subdivision:
of Lots: 15 Current: 8 Proposed: 15
PUD: For:
Special Use: For:
Land Use Variation: For:

Land Use: Current: vacant
Proposed: single family
Site Gross Area: 4.69 ac
of Units Total: 15
1BR: 2BR: 3BR: 4BR: 15

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments at this time.

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MAR 14 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Freres, LEHP 
Environmental Health Officer

3/14/16
Date

James McCalister 
for

3/14/16
Direc
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-004
 Petitioner: Lexington Homes

 Owner: Lexington Homes
1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Contact Person: Bill Rotolo
 Address: 1731 N. Marcey Street, Suite 200
Chicago, IL 60614
 Phone #: 847.875.8289
 Fax #: 773.360.0301
 E-Mail: broto10@lexingtonchicago.com

P.I.N.# 03.30.420.007-016
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 Land Use Variation: _____ For: _____
 Land Use: _____ Current: vacant
 Proposed: single family
 Site Gross Area: 4.69 ac
 # of Units Total: 15
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: 15

(Petitioner: Please do not write below this line.)

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN? = Single-Family Detached Estate 2
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. _____ X VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. X _____ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. X _____ SUBDIVISION REQUIRED?
6. X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

SEE ADDITIONAL COMMENTS ATTACHED

 Date

Planning & Community Development Dept. Review

March 23, 2016



REVIEW ROUND 1

Project: Lexington Homes – Bill Rotolo
900 W. Campbell St.

Case Number: PC 16-004

7. The applicant must hold a meeting with the surrounding neighborhood residents to introduce the project to the neighborhood. This meeting must be held well in advance of the Plan Commission hearing. Please confirm the date for this meeting.
8. The properties are zoned R-2. All lots meet the minimum required lot size of 10,000 sq. ft.
9. The lot widths conform to required lots widths for interior lots (75') and corner lots (90').

10. All lots appear to be able to conform to the required front, side, and rear yard setbacks. However, for Lot 1, Chapter 28, Section 5.1-2.7 states that *"where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width, with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required."*

Therefore, the exterior side yard along Campbell Street shall be the average of the yards on the existing developed lots between Kennicott Ave. and Patton Ave. (addresses of developed lots are 1015 W. Campbell and 1011 W. Campbell – the existing home on the subject property will be demolished and therefore shall not be included). Staff has analyzed the existing setback of the homes at 1015 and 1011 W. Campbell, which appears to be at approx. 30'. Please revise the exterior side yard for Lot 1 to reflect a 30' building setback line. Alternatively, a variance can be requested.

Similarly, on Lot 5, the exterior side yard along Sigwalt Street shall be the average of the yards on the remaining frontage. There is only one home on the remaining frontage, at an approx. setback of 22', so therefore the 25' exterior side yard setback for Lot 5 is acceptable.

11. Per Chapter 28, Section 6.4, *"two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings of building sites, or a combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other."* Please provide exterior elevations for all models within the proposed subdivision (elevations for only one model were provided).
12. Chapter 29, Section 29-307.f states that *"There shall be no double frontage lots except where lots abut upon an arterial street or where the topography of the land prevents reasonable subdivision in smaller units."* Lot 16 meets the definition of a double frontage lot, and therefore a variation is required. Please provide a written justification for the variation based on the following variation criteria:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.

- The variation, if granted, will not alter the essential character of the locality.
Given the detention function of Lot 16, staff does not object to this potential variance.

13. Landscape and Tree Preservation comments are outlined Review #7A.

14. A Design Commission application must be completed for each residence as part of the building permit process.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lots 2 – 15. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.

Prepared by:



Lexington Homes
900 W. Campbell Street
P.C. #16-004
March 23, 2016

Tree Preservation

- 1) Approximately 345 trees on the site are identified for removal. As proposed, approximately 144 replacement trees will need to be provided pursuant to Chapter 28, Section 6.15-5.3. Approximately 43 trees are proposed; therefore, the petitioner shall preserve additional trees and provide additional trees on the site. In order to reduce the number of replacement trees it is recommended that the following trees be preserved: tree # 1362, 1365, 1378, 1447, 1449, 1491, 1494, 1495, 1531, 1560, 1562, 1565, 1566, 1567, 1572, 1575-1580, 1608, 1609, 1610, 1622, and 1637. Please reevaluate the trees proposed for removal.
- 2) Tree #1302 and 1304 are located in the parkway and must be preserved.

Landscaping

- 3) Provide additional landscaping along the detention basin along Sigwalt Street and Kasper Avenue. Per Chapter 28, Section 6.15-3.1 landscaping is required along the perimeter of detention basins. Incorporate a mix of trees, shrubs and perennials.
- 4) It is recommended that landscaping that consists of shade trees, ornamental trees and evergreens be provided along the west property line on each lot. Also, it is recommended that trees be provided on each lot.
- 5) Provide additional shade trees along Campbell Street and Sigwalt Street on lot 1, 5, 10, 11, and 16.
- 6) Provide parkway trees in front of lot 6, 7, and 8.
- 7) A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape costs along with \$200 for each tree identified for preservation.

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048-5355
PHONE 847 / 367-6707
FAX 847 / 367-2567

BRANCH OFFICE
W352N5338 LAKE DRIVE
OCONOMOWOC, WI 53066
PHONE 847 / 367-6707

April 13, 2016

Village of Arlington Heights
Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Attn: Bill Enright,
Deputy Director Planning & Community Development

Re: Lexington Towne, 900 W. Campbell St.
Arlington Heights, Illinois

RECEIVED

APR 13 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

On behalf of our client, Lexington Homes, we have enclosed the following documents in support of our point-by-point responses to Village of Arlington Heights review comments listed below:

4 full size and 6 reduced copies of:

- o Tree Inventory Listing, revised April 12, 2016
- o Tree Preservation and Removal Plan, revised April 12, 2016
- o Preliminary Landscape Plans, revised April 13, 2016
- o Architectural Building Plans, dated April 12, 2016
- o Preliminary Plat, revised April 12, 2016
- o Preliminary Engineering Plans, revised April 12, 2016

Fire Department Plan Review Sheet PC#16-004 by Lt. Andrew Larson, dated 3/25/16:

Reference Appendix D, specifically D103.6.2 of the 2009 IFC.

The existing width of Kasper Avenue and the proposed Kennicott Avenue between Campbell and Sigwalt fall within this section. Also the area of development serviced by Sigwalt is impacted by this section.

Comment noted.

Police Department Plan Review Summary Round 1 by Brandi Romag, dated 3/25/16:

1. Character of use: The character of use is consistent with the area is not a concern.

Comment noted.

2. Are lighting requirements adequate? Lighting should be up to Village of Arlington Heights code.

The lighting will meet the Village of Arlington Heights code.

3. Present traffic problems? There are no traffic problems at this location.

Comment noted.

4. Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.

Comment noted.

5. Traffic problems that may be created by the development. The addition of Kennicott Road may create additional traffic using the route as a neighborhood cut through from Miner to Kirchoff. There may be the need for a traffic study to be conducted or a traffic control device installed at either Kennicott & Campbell or Kennicott & Sigwalt.

Comment noted.

6. General comments: Nothing further

Comment noted.

Planning and Community Development Department Plan Review Summary Round 1 by Cris Papierniak, dated 3/29/16:

1. Lot#14 proposed water service needs to be shifted to the south or north out of the driveway apron.
The water service has been relocated out of the driveway apron as requested.
2. An approved traffic control plan must be submitted and approved prior to construction of the water and sewer connections on Campbell and Sigwalt.
Comment noted.
3. The water services to the east parkway on Kaspar must be bored.
A note has been added to the plans as requested (See general project note #3)
4. The approved street light LED model is "Halophane/American Electric model #ATBO-20BE13R2."
The detail has been revised as requested.
5. No fences will be allowed within the 10' easement that connects the detention pond to Campbell. This needs to be noted on every plat.
A note has been added to the plat per our phone conversation.
6. All sidewalks around the subdivision shall be inspected after construction and restored.
A note has been added to the plans as requested (See general project note #4)
7. Public Works prefers the sanitary main to be installed down the center of the roadway.
Per our phone conversation the downstream receiving sewer currently runs along the east parkway along Kennicott.
8. Storm sewer require an additional inlet mid-block.
Additional inlets have been provided as requested.
9. Sidewalk on all sides shall be inspected and repaired for all deficiencies.
A note has been added to the plans as requested (See general project note #5)
10. Utility patches shall have 2' of surface removed and replaced on either side of trench to improve transition for patch.
A note has been added to the plans as requested (See general project note #6)
11. Verify that enough existing trees will remain on Kaspar specifically between 14 and 15. Possibly install on private property due to limited space between driveway.
Additional trees in this area are being preserved as requested.
12. Remove and replace any existing curb depression along Campbell from existing house.
Notes have been added to the plans as requested.
13. Verify condition of any existing structures that will be utilized.
A note has been added to the plans as requested. (See general project note #7)
14. Overflow elevation is higher than rim elevation of storm sewer.
The pond overflow is at elevation 699.00 and the lowest storm sewer rim is at 699.20.
15. Verify existing handicapped improvements at intersections of Kennicott and Campbell, Campbell and Kaspar, and Sigwalt and Kaspar.
A note has been added to the plans as requested (See general project note #8)
16. Sump pump connections at lots 10 and 11 should connect to storm sewer not catch basin.
The storm services have been revised as requested.

Building Department Plan Review by Deb Pierce, dated 3/21/16:

6. General Comments

Minimum interior garage dimensions 2-car, 21'4" depth 21' width, 3-car 21'4" depth, 30' width.

Minimum interior garage dimensions have been revised as requested.

Inspectional Services

1. # of fire hydrants and distance between hydrants may be a concern to F.D.

A hydrant currently exists at the NW corner of Campbell and Kennicott and at the SW corner of Sigwalt and Kennicott, and hydrant is proposed approximately midway between the two.

Engineering Department Plan Review by James J. Massarelli, P.E., dated 3/22/16:

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

Comments noted.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. A separate Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvements guarantee deposit. The public improvements for this development would be the Kennicott Avenue roadway, curb, sidewalk, street lighting, storm and sanitary sewers, water main, the Kaspar Avenue sidewalk, and the detention basin. These Estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

Comment noted.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet

Projection: Transverse_Mercator

False_Easting: 984250.000000000

False_Northing: 0.000000000

Central_Meridian: -88.33333333

Scale_Factor: 0.99997500

Latitude_OF_Origin: 36.666666667

Linear Unit: Foot_US

Geographic Coordinate System: GCS_North_American_1983

Datum: D_North_American_1983

Prime Meridian: Greenwich

Angular Unit: Degree

Comment noted.

14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the schedule date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

Comment noted.

15. The preliminary detention calculations are acceptable. Final approval will require final engineering plans including detention calculations showing restrictor sizing calculations. Restrictors between 2' and 4' must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. Provide calculations for sizing the weir.

Comment noted.

16. Final engineering to include electrical plan and details for the proposed street lighting system, including electrical drop and lighting cabinet, if necessary. Contact the Engineering Department to coordinate discussion with Public Works on the feasibility of connecting to the existing street lighting system.

Comment noted.

17. Typical 66' ROW pavement detail shown on sheet 2 is acceptable.

Comment noted.

18. Curbs and sidewalks should not go through the new Kennicott Avenue pavement.

Understood, this has been noted on the plans as requested.

19. Yard grading must be a minimum 5:1 slope. The plan shows 4:1 rear yard slopes. Strongly consider stepping the foundations of the homes on the east side of Kennicott Avenue to help lessen the severity of the backyard slopes.

Grading in the rear yards has been modified to 5:1 as requested.

20. Coordinate the location of the Kaspar Avenue sidewalk with the proposed landscape plans.

The location has been coordinated as requested.

Preliminary Plat of Subdivision:

21. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. All items are complete.

Comment noted.

22. The proposed detention facility will ultimately become the Village's responsibility to own and maintain; therefore, Lot 16 does not need a blanket stormwater easement. The deed to the basin outlot shall be quit-claimed to the Village upon Village acceptance of the public improvements.

Comment noted.

23. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

Comment noted.

Engineering Department Plan Review Preliminary Plat of Subdivision Round 1a by James J. Massarelli, P.E., dated 3/31/16:

22. The Village follows the ADA PROWAG requirements for sidewalk installations. As part of that, it is policy to address the ADA sidewalk accessibility at all four corners of an intersection when working on streets or sidewalks within an intersection. The Village will work with the developer to identify required upgrades at corners affected by the proposed project.

Comment noted.

Health Services Department Plan Review by Sean Freres, LEHP, dated 3/14/16:

1. General Comments

No comments at this time.

Comment noted.

7. The applicant must hold a meeting with the surrounding neighborhood residents to introduce the project to the neighborhood. This meeting must be held well in advance of the Plan Commission hearing. Please confirm the date of this meeting.

The neighborhood meeting is scheduled for April 18, 2016 at 7pm.

8. The properties are zoned R-2. All lots meet the minimum required lot size of 10,000 sq. ft.

Comment noted.

9. The lot widths conform to required lots widths for interior lots (75') and corner lots (90').

Comment noted.

10. All lots appear to be able to conform to the required front, side, and rear yard setbacks. However, for Lot 1, Chapter 28, Section 5.1-2.7 states that "where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width, with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required."

Therefore, the exterior side yard along Campbell Street shall be the average of the yards on the existing developed lots between Kennicott Ave. and Patton Ave. (addresses of developed lots are 1015 W. Campbell and 1011 W. Campbell – the existing home on the subject property will be demolished and therefore shall not be included). Staff has analyzed the existing setback of the homes at 1015 and 1011 W. Campbell, which appears to be approx. 30'. Please revise the exterior side yard for Lot 1 to reflect a 30' building setback line. Alternatively, a variance can be requested.

Similarly, on Lot 5, the exterior side yard along Sigwalt Street shall be the average of the yards on the remaining frontage. There is only one home on the remaining frontage, at an approx. setback of 22', so therefore the 25' exterior side yard setback for Lot 5 is acceptable.

These dimension have been verified and the setbacks have been revised accordingly.

11. Per Chapter 28, Section 6.4, "two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings of building sites, or a combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other." Please provide exterior elevations for all models within the proposed subdivision (elevations for only one model were provided).

2 base plans have been enclosed. The Monotony code will be addressed as sales proceed.

12. Chapter 29, Section 29-307.f states that "There shall be no double frontage lots except where lots abut upon an arterial street or where the topography of the land prevents reasonable subdivision in smaller units." Lot 16 meets the definition of a double frontage lot, and therefore a variation is required. Please provide a written justification for the variation based on the following variation criteria:

- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Given the detention function of Lot 16, staff does not object to this potential variance.

Lot 16 is a lot that will be used for a detention facility. Although Lot 16 could be split into two lots which would eliminate the need for the requested variation, this lot will be deeded to the Village for the sole purpose of storm water management. Because both lots would contain the same detention facility it seems unnecessary to create the two lots solely to avoid the requested variation.

Lot 16 will not be a developable lot, and therefore, the use for detention does not factor into creating a reasonable return. Consolidating the detention facility into one lot is a function of what is practical for the Village who will ultimately own and maintain the lot. The variation if granted will actually benefit the character of the area by retaining open space in a visible location.

13. Landscape and Tree Preservation comments are outlined Review #7A.

Comment noted.

14. A Design Commission application must be completed for each residence as part of the building permit process.

Comment noted.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lots 2-15. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.

Comment noted.

Sharon L. Dickson PLA | ASLA of Dickson Design Studio, Inc. respectfully submits our responses to your plan review comments, dated March 23, 2016, as follows:

Tree Preservation

Comment:

1) Approximately 345 trees on the site are identified for removal. As proposed, approximately 144 replacement trees will need to be provided pursuant to Chapter 28, Section 6.15-5.3. Approximately 43 trees are proposed, therefore, the petitioner shall preserve additional trees and provide additional trees on the site. In order to reduce the number of replacement trees it is recommended that the following trees be preserved: tree # 1362, 1365, 1378, 1447, 1449, 1491, 1494, 1495, 1531, 1560, 1562, 1565, 1566, 1567, 1572, 1575-1580, 1608, 1609, 1610, 1622, and 1637. Please reevaluate the trees proposed for removal.

Response:

After re-evaluating trees originally proposed for removal, the following has been determined:

- Trees # 1447, 1495, 1577, and 1610 could be preserved with some plan revisions, but we do not wish to preserve them as they all have been given a condition rating of "4", meaning "fair to poor". Replacement of these trees is what we prefer.
- Trees # 1311, 1438, 1456, 1457, 1494, 1562, 1563, 1564, 1565, 1566, 1567, 1608, and 1609 will now be preserved.
- Tree # 1560 could be preserved, but it is one-sided, thus replacement of this tree is what we prefer.
- Due to conflicts with proposed grading, building construction, or other development conditions, trees # 1362, 1365, 1378, 1449, 1491, 1531, 1572, 1575, 1576, 1578, 1579, 1580, 1622, and 1637 will be removed.
- Tree # 1605 was previously proposed to be preserved, but due to the latest grading plan, this tree will now be removed, as 2' of fill is now proposed underneath the critical root zone of this tree.

Comment:

2) Tree #1302 and #1304 are located in the parkway and must be preserved.

Response:

Parkway trees #1302 and #1304 are now shown on plans to be preserved. In order to preserve tree #1302, tree #1321 will now need to be removed.

Landscaping

Comment:

3) Provide additional landscaping along the detention basin along Sigwalt Street and Kaspar Avenue. Per Chapter 28, Section 6.15-3.1 landscaping is required along the perimeter of detention basins. Incorporate a mix of trees, shrubs and perennials.

Response:

A mix of deciduous shade trees, deciduous ornamental trees (flowering), large deciduous shrubs and ornamental perennial grasses have been added around the detention basin along Sigwalt Street and Kaspar Avenue.

Comment:

- 4) *It is recommended that landscaping that consists of shade tree, ornamental trees and evergreens be provided along the west property line on each lot. Also, it is recommended that trees be provided on each lot.*

Response:

Every lot now has (1) parkway tree (at least), (2) shade trees in the rear yard, (4) evergreen/ornamental trees in the yard (rear, side or front), and (1) ornamental tree along the front foundation of each house.

Comment:

- 5) *Provide additional shade trees along Campbell Street and Sigwalt Street on lot 1, 5, 10, 11, and 16.*

Response:

Additional shade trees have been added to the street frontage sides of Lots 1, 5, 10 and 11. (Lots 1, 5, 10 and 11 also have existing trees that shall be preserved on their street frontage sides.) There is no Lot 16.

Comment:

- 6) *Provide parkway trees in front of lot 6, 7, and 8.*

Response:

Lots 6, 7, and 8 now all have parkway trees.. Also, a parkway tree has been added between the driveway aprons of Lots 14 and 15.

Comment:

- 7) *A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape costs along with \$200 for each tree identified for preservation.*

Response:

According to our calculations, \$9,540.00 will need to be provided to account for \$4 per lineal foot of frontage (2,385 LF total frontage) and \$13,888.43 will need to be provided to account for a landscape compliance bond (30% of estimated total of landscape costs), and \$8,200.00 will need to be provided to account for each tree identified for preservation (\$200 per tree, for 41 preserved trees).

Please note, the previously submitted Tree Preservation & Removal Plan listed the total caliper inches onsite to be 3,288. That is an error, the actual total caliper inches onsite is 3,228. We apologize for the error, plans have been revised to reflect the correction.

Should you have any questions or concerns, please do not hesitate to contact me.

PEARSON, BROWN & ASSOCIATES, INC.



Angelo K. Zografos, P.E.
Associate

Cc: Bill Rotolo, Lexington Homes
John Agenlian, Lexington Homes
Larry Freedman, Ash, Anos, Freedman, & Logan, LLC
Jon Nelson, JenLand, LLC
Sharon Dixon, Dixon Design Studios
Tim O'Brien, TFW Surveying
Chris Russo, ALA Architects

**DEPARTMENT REVIEW TRANSMITTAL
FOR PLAN COMMISSION HEARING REVIEW**

**Lexington Homes
900 W Campbell St
Preliminary Plat of Subdivision
PC#16-004**

Round 2

**(Please use attached department comment forms or use attached sheets:
REVIEW COMMENTS CANNOT BE WRITTEN ON THIS SHEET.)**

To: ~~Department Heads~~

*Sam
Hubbard*

1	Building	
1-A	Inspectional Services (Don Lay)	X
2	Public Works	
3	Engineering / Traffic	
4	Fire	
5	Police	
6	Health	
7	Planning	
7-A	Planning / Landscaping	
8	Design	

*Sam -
pls see
attached
Don*

From: Sam Hubbard, Planning & Community Development
Re: P.C. # 16-004
Project Name: Lexington Homes
Project Location: 900 W Campbell St
Transmitted On: 4/15/16

RECEIVED
APR 21 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Attached are the petitioner's:

Round 1

- ☐ Plan Commission review submittal
☒ Responses to your comments
☐ Your original comment sheet

**Please review, comment, and return to Sam Hubbard
in the Department of Planning & Community Development by 4/22/16**

Thank you for your assistance and cooperation! Call Sam with any questions at extension 5223.

WATER

- b. It is unlawful for any person, firm or corporation in any manner to interfere with or obstruct flow, storage of water, or other authorized use of water from or in the municipal water works system.
- c. It is unlawful for any person, firm, or corporation to injure, deface, damage, remove, break, or alter any water main, hydrant, service pipe, valve, box, building, storage tank, water meter, cross connection control device or appurtenance or structure which is part of the municipal water works system. It shall be the responsibility of the entity causing the damage to pay for the repair or replacement of the damage to the components of the municipal water works system.

Section 21-108 Design and Construction of the Municipal Water Works System.

- a. All extensions of water mains or construction of new water mains shall not be undertaken unless a permit has been issued pursuant to the applicable provisions of this Code.
- b. All construction which includes private improvements shall also include construction of a water distribution system. That system shall include, at a minimum, adequate water mains, valves, fire hydrants, and master water meters, as applicable. Water mains shall be provided to the property line of all public right-of-way frontages as required by the Director of Engineering.
- c. All water distribution systems shall be designed using a minimum distribution pipe diameter of eight inches (nominal). The water main pipe shall be minimum class 52 ductile iron pipe unless a waiver is granted by the Director of Public Works.
- d. Valves shall be installed on the distribution system on approximately 800 foot centers and at critical locations identified by the Director of Public Works.
- e. Fire hydrants shall be installed on the distribution system near every street intersection. Intermediate fire hydrants shall be spaced so that the interval between hydrants is approximately 300 feet. Hydrants and hydrant installation shall comply with detailed specifications on file with the Director of Engineering.
- f. Hydrant and valve spacing and installation on private property shall substantially comply with the standards established for the municipal water works system subject to review and modification by appropriate Village departments.
- g. Newly extended or constructed water mains shall be pressure tested and disinfected in accordance with procedures defined by the Director of Engineering and the I.E.P.A.

Section 21-109 Shut-Off Valves.

- a. A primary shut off valve shall be installed on every water service pipe and shall be located within the public right-of-way, where practical. The primary shut off valve shall generally be located between the public street and public sidewalk or property line. Upon acceptance of the water service pipe by the appropriate Village department(s), the primary shut off valve will be owned, operated and maintained by the Village.

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: April 19, 2016
Subject: 2900-2990 W Euclid, P.C. #16-008, Round 1

With regard to the proposed construction, I have the following comments:

1. Water Service Note #30; the proposed connection to existing water main must be within a vault.
2. An approved backflow device(s) will be required for this construction. Size(s) will be determined when architectural plans have been submitted and reviewed.
3. A fire hydrant will most likely need to be installed in front of the proposed office.
4. All methods of construction and materials must conform to the most recent version of "A Manual of Practice for the Design of Public & Private Improvements" as published by the Village of Arlington Heights Engineering Department.
5. The proposed construction is covered with a master meter located at Salt Creek; however if the owner requires a sub-meter, it will be provided as part of the construction permit process after the architectural plans have been submitted and approved.
6. A maintenance plan for storm trap shall be submitted with plans.
7. Detail of restrictors is required.
8. Size and shape of curbed island (north of storm trap) will encourage cut through traffic.

Thank you for the opportunity to comment on this permit application.

C: file
LF

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DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #16-004
Lexington Towne at Arlington Heights Resubdivision
900 W. Campbell St.
Preliminary Plat of Subdivision
Round 2

25. The responses made by the petitioner to comments #11-23 are acceptable.
26. The response made by the petitioner to Round 1a comment #22 is acceptable.

The Engineering Department has no objections to preliminary approval.

 4/18/16
James J. Massarelli, P.E. Date
Director of Engineering

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APR 19 2016
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DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department
Plan Review Sheet

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APR 19 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

P. C. Number 16-004

Project Name

Lexington Homes

Project Location

909 W. Campbell St

Planning Department Contact Sam Hubbard

General Comments

Round 2

No comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date 4-19-2016 Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

Planning & Community Development Dept. Review

April 22, 2016



REVIEW ROUND 2

Project: Lexington Homes – Bill Rotolo
900 W. Campbell St.

Case Number: PC 16-004

7. The applicant must hold a meeting with the surrounding neighborhood residents to introduce the project to the neighborhood. This meeting must be held well in advance of the Plan Commission hearing. Please confirm the date for this meeting.

Applicant Response: The neighborhood meeting is scheduled for April 18, 2016 at 7pm.

Staff Response: Please provide meeting minutes.

8. The properties are zoned R-2. All lots meet the minimum required lot size of 10,000 sq. ft.

Applicant Response: Comment noted.

Staff Response: Thank you.

9. The lot widths conform to required lots widths for interior lots (75') and corner lots (90').

Applicant Response: Comment noted.

Staff Response: Thank you.

10. All lots appear to be able to conform to the required front, side, and rear yard setbacks. However, for Lot 1, Chapter 28, Section 5.1-2.7 states that "where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width, with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required."

Therefore, the exterior side yard along Campbell Street shall be the average of the yards on the existing developed lots between Kennicott Ave. and Patton Ave. (addresses of developed lots are 1015 W. Campbell and 1011 W. Campbell – the existing home on the subject property will be demolished and therefore shall not be included). Staff has analyzed the existing setback of the homes at 1015 and 1011 W. Campbell, which appears to be at approx. 30'. Please revise the exterior side yard for Lot 1 to reflect a 30' building setback line. Alternatively, a variance can be requested.

Similarly, on Lot 5, the exterior side yard along Sigwalt Street shall be the average of the yards on the remaining frontage. There is only one home on the remaining frontage, at an approx. setback of 22', so therefore the 25' exterior side yard setback for Lot 5 is acceptable.

Applicant Response: The dimensions have been verified and the setbacks have been revised accordingly.

Staff Response: Thank you. It appears that the setback on Lot 1 was increased to conform to the existing setbacks of the homes along the frontage. It appears that the exterior side setback on Lot 10 and 11 was reduced from the previously platted 25' setback (along Campbell) to a 10' exterior side yard setback. The 10' exterior side yard setback conforms to all code requirements. The setback on Lot 5 remains conforming at 25'.

11. Per Chapter 28, Section 6.4, "two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings of building sites, or a

combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other.” Please provide exterior elevations for all models within the proposed subdivision (elevations for only one model were provided).

Applicant Response: 2 base plans have been enclosed The monotony code will be addressed as sales proceed.

Staff Response: Please note that the development will have to go through the Design Commission process for overall approval of the subdivision (including consideration of general architecture and site design), and then each home will have to individually go through the Design Commission process for approval prior to issuance of a building permit. The subdivision approval from the Design Commission is needed prior to or concurrently with Plan Commission approval of the preliminary subdivision. I understand that a Design Commission application for the subdivision will be filed shortly.

12. Chapter 29, Section 29-307.f states that “There shall be no double frontage lots except where lots abut upon an arterial street or where the topography of the land prevents reasonable subdivision in smaller units.” Lot 16 meets the definition of a double frontage lot, and therefore a variation is required. Please provide a written justification for the variation based on the following variation criteria:

- The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Given the detention function of Lot 16, staff does not object to this potential variance.

Applicant Response: Lot 16 is a lot that will be used for a detention facility. Although Lot 16 could be split into two lots which would eliminate the need for the requested variation, this lot will be deeded to the Village for the sole purpose of storm water management. Because both lots would contain the same detention facility it seems unnecessary to create two lots solely to avoid the requested variation.

Lot 16 will not be a developable lot, and therefore, the use for detention does not factor into creating a reasonable return. Consolidating the detention facility into one lot is a function of what is practical for the Village who will ultimately own and maintain the lot. The variation if granted will actually benefit the character of the area by retaining open space in a visible location.

Staff Response: Noted. Staff does not object to the proposed variation and accepts the submitted justification in support of the variation.

13. Landscape and Tree Preservation comments are outlined Review #7A.

Applicant Response: Comment noted.

Staff Response: Thank you.

14. A Design Commission application must be completed for each residence as part of the building permit process.

Applicant Response: Comment noted.

Staff Response: Thank you.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lots 2 – 15. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.

Applicant Response: Comment noted.

Staff Response: Thank you.

Prepared by: 

Lexington Homes
900 W. Campbell Street
P.C. #16-004
April 21, 2016

Tree Preservation

- 1) It is recommended that options be explored for saving tree #1321.

Landscaping

- 2) A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape costs along with \$200 for each tree identified for preservation.

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048-5355
PHONE 847 / 367-6707
FAX 847 / 367-2567

BRANCH OFFICE
W352N5338 LAKE DRIVE
OCONOMOWOC, WI 53066
PHONE 847 / 367-6707

May 5, 2016

Village of Arlington Heights
Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED
MAY 05 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Attn: **Sam Hubbard,**
Planning & Community Development

Re: Lexington Towne, 900 W. Campbell St.
Arlington Heights, Illinois

On behalf of our client, Lexington Homes, we have enclosed the following document in support of our point-by-point responses to Village of Arlington Heights review comments listed below:

- **Preliminary Engineering Plan, revised April 29, 2016**

Planning & Community Development Review Sheet PC#16-004 by Sam Hubbard, dated 4/15/16:

WATER

- b. *It is unlawful for any person, firm or corporation in any manner to interfere with or obstruct flow, storage of water, or other authorized use of water from or in the municipal water works system.*

Comment noted.

- c. *It is unlawful for any person, firm, or corporation to injure, deface, damage, remove, break, or alter any water main, hydrant, service pipe, valve, box, building, storage tank, water meter, cross connection control device or appurtenance or structure which is part of the municipal water works system. It shall be the responsibility of the entity causing the damage to pay for the repair or replacement of the damage to the components of the municipal water works system.*

Comment noted.

Section 21-1k08 Design and Construction of the Municipal Water Works System.

- a. *All extensions of water mains or construction of new water mains shall not be undertaken unless a permit has been issued pursuant to the applicable provisions of this Code.*

Comment noted.

- b. *All construction which includes private improvements shall also include construction of a water distribution system. That system shall include, at a minimum, adequate water mains, valves, fire hydrants, and master water meters, as applicable. Water mains shall be provided to the property line of all public right-of-way frontages as required by the Director of Engineering.*

Comment noted.

- c. *All water distribution systems shall be designed using a minimum distribution pipe diameter of eight inches (normal). The water main pipe shall be minimum class 52 ductile iron pipe unless a waiver is granted by the Director of Public Works.*

Comment noted.

- d. *Valves shall be installed on the distribution system on approximately 800 foot centers and at critical locations identified by the Director of Public Works.*

Comment noted.

- e. *Fire hydrants shall be installed on the distribution system near every street intersection. Intermediate fire hydrants shall be spaced so that the interval between hydrants is approximately 300 feet. Hydrants and hydrant installation shall comply with detailed specifications on file with the Director of Engineering.*

As agreed to in our phone conversation, the proposed fire hydrant has been relocated 30' north. This places the hydrant approximately 315-feet away from the two existing hydrants that are located at northwest corner of Campbell & Kennicott and the southwest corner of Sigwalt & Kennicott.

- f. *Hydrant and valve spacing and installation on private property shall substantially comply with the standards established for the municipal water works system subject to review and modification by appropriate Village departments.*

Comment noted.

- g. *Newly extended or constructed water mains shall be pressure tested and disinfected in accordance with procedures defined by the Director of Engineering and the I.E.P.A.*

Comment noted.

Section 21-109 Shut-Off Valves.

- a. *A primary shut off valve shall be installed on every water service pipe and shall be located within the public right-of-way, where practical. The primary shut off valve shall generally be located between the public street and public sidewalk or property line. Upon acceptance of the water service pipe by the appropriate Village department(s), the primary shut off valve will be owned, operated and maintained by the Village.*

Comment noted. Shut off valves are indicated on the engineering plans.

Engineering Department Plan Review Round 2 by James J. Massarelli, P.E., dated 4/18/16:

25. *The responses made by the petitioner to comments 11-23 are acceptable.*

Thank you.

26. *The response made by the petitioner to comment #22 is acceptable.*

Thank you.

Fire Department Plan Review Sheet PC#16-004 Round 2 by Lt. Andrew Larson, dated 4/19/16:

No Comments at this time.

Planning and Community Development Department Plan Review Summary Round 2 by Sam Hubbard, dated 4/22/16:

7. *The applicant must hold a meeting with the surrounding neighborhood residents to introduce the project to the neighborhood. This meeting must be held well in advance of the Plan Commission hearing. Please confirm the date of this meeting.*

Applicant Response: The neighborhood meeting is scheduled for April 18, 2016 at 7pm.

Staff Response: Please provide meeting minutes.

Meeting minutes have been provided under separate cover.

8. *The properties are zoned R-2. All lots meet the minimum required lot size of 10,000 sq. ft.*

Applicant Response: Comment noted.

Staff Response: Thank you.

9. *The lot widths conform to required lots widths for interior lots (75') and corner lots (90').*

Applicant Response: Comment noted.

Staff Response: Thank you.

10. *All lots appear to be able to conform to the required front, side, and rear yard setbacks. However, for Lot 1, Chapter 28, Section 5.1-2.7 states that "where lots comprising 40% or more of the frontage between two intersecting streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10% of the lot width, with a minimum of 10 feet, shall be required for all lots. In no case shall an exterior side yard of more than 40 feet be required."*

Therefore, the exterior side yard along Campbell Street shall be the average of the yards on the existing developed lots between Kennicott Ave. and Patton Ave. (addresses of developed lots are 1015 W. Campbell

and 1011 W. Campbell – the existing home on the subject property will be demolished and therefore shall not be included). Staff has analyzed the existing setback of the homes at 1015 and 1011 W. Campbell, which appears to be approx. 30'. Please revise the exterior side yard for Lot 1 to reflect a 30' building setback line. Alternatively, a variance can be requested.

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Thank you.

11. Per Chapter 28, Section 6.4, "two or more buildings of like exterior design are not permitted on the same side of any street unless such buildings are separated by two or more buildings of building sites, or a combination thereof, or completely dissimilar design. Buildings of like exterior design cannot be erected directly across the street from each other." Please provide exterior elevations for all models within the proposed subdivision (elevations for only one model were provided).

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Given the detention function of Lot 16, staff does not object to this potential variance.

Applicant Response: Lot 16 is a lot that will be used for a detention facility. Although Lot 16 could be split into two lots which would eliminate the need for the requested variation, this lot will be deeded to the Village for the sole purpose of storm water management. Because both lots would contain the same detention facility it seems unnecessary to create the two lots solely to avoid the requested variation.

Lot 16 will not be a developable lot, and therefore, the use for detention does not factor into creating a reasonable return. Consolidating the detention facility into one lot is a function of what is practical for the Village who will ultimately own and maintain the lot. The variation if granted will actually benefit the character of the area by retaining open space in a visible location.

Staff Response: Noted. Staff does not object to the proposed variation and accepts the submitted justification in support of the variation.

Thank you.

13. Landscape and Tree Preservation comments are outlined Review #7A.

Applicant Response: Comment noted.

Staff Response: Thank you.

14. A Design Commission application must be completed for each residence as part of the building permit process.

Applicant Response: Comment noted.

Staff Response: Thank you.

15. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lots 2-15. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.

Applicant Response: Comment noted.

Staff Response: Thank you.

Sharon L. Dickson PLA | ASLA of Dickson Design Studio, Inc. respectfully submits our responses to your plan review comments, dated April 21, 2016, as follows:

Tree Preservation

Comment:

1) It is recommended that options be explored for saving tree #1321.

Response: Options have been explored for saving tree #1321 (a 34" caliper, Pin Oak). Due to the species type of the tree and its proximity to the proposed house (within 6' feet), we do not feel the tree can be preserved. Furthermore, over 50% of the critical root zone of the tree will be disturbed by house, driveway, and public sidewalk construction and approximately 6" of cut (underneath the tree) is needed to accomplish the proposed grading plan.

Landscaping

Comment:

2) A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape costs along with \$200 for each tree identified for preservation.

Response: Comment noted.

Should you have any questions or concerns, please do not hesitate to contact me.

PEARSON, BROWN & ASSOCIATES, INC.



Angelo K. Zografos, P.E.
Associate

Cc: Bill Rotolo, Lexington Homes
John Agenlian, Lexington Homes
Larry Freedman, Ash, Anos, Freedman, & Logan, LLC
Jon Nelson, JenLand, LLC
Sharon Dixon, Dixon Design Studios
Tim O'Brien, TFW Surveying
Chris Russo, ALA Architects

REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

November 18, 2015

Petitioner: Bill Rotolo
Lexington Homes
Address: 1731 North Marcey Street, Suite 200
Chicago, IL 60614

Existing Zoning: R-2, One Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to re-subdivide 18 parcels into 15 single family lots and one lot for detention.

Variations Identified:

- None.

Attendees: William Rotolo, Petitioner
Lawrence Freedman, Attorney for Petitioner
Ron Adams, Engineer for Petitioner
Jay Cherwin, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bill Enright, Deputy Director of Planning and Community Development

Project Summary

The property is commonly known as 909 W. Campbell and the site consists of 18 platted parcels, 16 of which do not currently meet the minimum R-2 standards. The subject site is approximately 4.69 acres and is bounded by Campbell Street to the North, Sigwalt Street to the South, Kaspar Avenue to the East and the unimproved and partial right of way of Kennicott Avenue to the West as well as the two parcels which abut the west side of the unimproved Kennicott Avenue right of way. The property is mostly vacant except for one house at 929 W Campbell.

The proposed action, if approved, would allow the Petitioner to subdivide the property into 15 single family lots and a detention basin. As required by the Village's Subdivision Ordinance, a Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. Staff evaluated the relationship between the proposed lots and the applicable Zoning and Subdivision regulations.

Meeting Discussion:

The Petitioners and Plat and Subdivision Committee members introduced themselves.

Mr. Freedman explained that they were in the process of a small assemblage of properties located along Campbell Street and that they'd already acquired half of the property and were going to be closing on the other half in two months and will be proposing a small subdivision on the property.

Mr. Rotolo gave a brief summary of the proposed development, which was a 15 unit single family home subdivision. He stated that home sizes would be about 3,000 – 3,500 sq. ft. in size, and starting in the low \$700,000 for pricing. He said that the homes would be either three, four, or five bedroom residences with lots of options for upgrades. He stated that they were looking to begin construction in early spring of 2016. He outlined the "Early Review" appearance before the Village Board, where the only real issue appeared to be above ground detention versus underground detention.

Mr. Adams explained that they were still evaluating options for detention and had not yet finalized a decision on the matter. He outlined some of the characteristics of above ground detention facilities and underground detention facilities.

Mr. Rotolo said that their proposal included the extension of Kennicott Avenue to Campbell Street. He said that underground detention was costly, and that although they were still analyzing the feasibility of underground detention, that they were likely going to proceed with above ground detention.

Mr. Enright outlined the proposal and the issues as analyzed by staff. He said that drainage would be an important and that the petitioner should work closely with the Engineering Dept. to address all potential drainage issues. He stated that preservation of trees was also important and that the petitioner should carefully design and layout the site so as to preserve as many trees as possible. He discussed a previous subdivision and how the Village worked with the developer of that subdivision to provide a maintenance contribution to the Village so that the Village would take ownership of the detention area and be responsible for its maintenance. He outlined the required impact fees for the proposed development, and said that the developer would be required to hold a meeting with nearby residents well in advance of the any public hearing on the project. He said that this project had gone before the Village Board for an early review and he confirmed that the Village Board had asked the developer to explore the feasibility of underground detention. He noted that a previous developer had come before the Village without a comprehensive approach toward development of this site, which proposal did not include all of the land that the current developer had assembled.

Commissioner Cherwin said he liked this comprehensive approach toward development. He asked about flooding and stormwater runoff.

Mr. Enright responded that the detention basin would be located in the natural low point of the site.

Commissioner Jensen asked about detention.

Discussion ensued regarding stormwater runoff and pricing for the units.

Commissioner Jensen said this proposal was a vast improvement over the previous development concept for this property.

Commissioner Sigalos agreed that this proposal was a great project.

Mr. Rotolo discussed tree preservation on the property and the potential for the meandering of a sidewalk to preserve additional street trees, which may require an easement as the sidewalk would go off of the public right of way. He reiterated that he was looking to begin construction in the spring of 2016, and that construction would close within about two years. He stated that they would not construct "spec" houses.

RECOMMENDATION

Plat & Sub Committee agreed that the feedback was positive and encouraged the petitioner to move forward with the project.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder